

APPLICATION FOR RENTAL

STONEWOOD TOWERS CONDOMINIUM ASSOCIATION, INC.
 820-850 N. ATLANTIC AVENUE
 COCOA BEACH, FL 32931
 PHONE: (321) 783-7879 FAX: (321) 783-4669

**NOTICE: THE MINIMAL RENTAL PERIOD IS NINETY (90) DAYS
 A MAXIMUM OF FOUR (4) OCCUPANTS IN A TWO (2) BEDROOM UNIT AND FIVE (5) OCCUPANTS IN A
 THREE (3) BEDROOM UNIT IS ALLOWED**

UNIT NUMBER: _____ **DATES OF LEASE:** _____

NUMBER OF BEDROOMS IN UNIT: _____ **GARAGE/PARKING NO.:** _____

TENANT(S) INFORMATION - ALL TENANTS LISTED ON LEASE MUST BE NAMED:

(1) Last Name: _____ First _____

E-Mail: _____ Phone Number(s): _____

(2) Last Name: _____ First _____

E-Mail: _____ Phone Number(s): _____

(3) Last Name: _____ First _____

E-Mail: _____ Phone Number(s): _____

CURRENT AND/OR MAILING ADDRESS:

Street Address	City	State	Zip
_____	_____	_____	_____

OTHER OCCUPANTS:

List Names and Relationship to Occupants Older than 18 Years other than Tenant(s) listed above:

Name: _____

Name: _____

Name: _____

Name: _____

List Names and Relationship to Occupants Younger than 18 Years listed above:

Name: _____

Name: _____

Name: _____

Name: _____

PETS:

Pet (If Any):	Breed/Weight (Not to Exceed 30 pounds)
_____	_____

EMERGENCY CONTACTS:

1. Name: _____ Phone: _____ Relationship: _____

2. Name: _____ Phone: _____ Relationship: _____

SUB-LEASING IS PROHIBITED AND NO TRANSIENT TENANT MAY BE ACCOMODATED

RENTAL RULES AND REGULATIONS

These condominiums are our homes. Please respect our property and other people's privacy. Upon reading and signing this form, you are to adhere to all Stonewood Towers Property and Pool rules (copy provided).

All renters must pay a \$100.00 Common Element Damage Deposit. Said deposit will be returned to tenant upon departure, provided there is no known damage to common property. NOTE: The \$100.00 deposit in no way abrogates the Association's rights to claim for damages above this amount. In addition to the deposit is a Non-Refundable \$25.00 Administration Fee to the office.

The following information must be submitted to the Stonewood Towers Office at LEAST FIFTEEN (15) WORKING DAYS PRIOR TO SCHEDULED OCCUPANCY:

1. Stonewood rental application print or type all lessee information as applicable
(Signed by both Agent/Owner and Lessee)
2. Copy of agreement between Owner and rental agent if applicable.
3. An executed copy of a Bona Fide Lease
(Signed by both Agent/Owner and Lessee)
4. \$25.00 Administration Fee and \$100.00 Common Element Damage Deposit on separate checks made payable to Stonewood Towers.

All applications must be approved by the Board of Administration before occupancy.

Failure to provide this information or abide by the Stonewood Towers House Rules will result in cancellation of your Rental Agreement.

I/We agree to abide by all Stonewood Towers Condominium House Rules and have received the House Rules Booklet from the office which is to be returned in good shape at the expiration of my lease or failure to do so will result in loss of \$100.00 Common Element Damage Deposit.

SIGNATURES OF EVERYONE NAMED ON LEASE:

Owner/Agent Date

Tenant Date

Owner/Agent Date

Tenant Date

Owner/Agent Date

Tenant Date

FOR ASSOCIATION USE ONLY

Administration Fee \$25.00	Check No.	Date Received	Initialed
Common Deposit \$100.00	Check No.	Date Received	Initialed
Pet Fee \$75.00	Check No.	Date Received	Initialed



**COCOA BEACH POLICE DEPARTMENT
ADDENDUM TO RENTAL AGREEMENT/LEASE**

The residential rental agreement/lease dated _____ between
_____, as Owner, Landlord or Agent
and _____ as Tenant(s), of real
property located at _____

is hereby amended to include the following terms and conditions:

1. CONTROL OF COMMON AREAS: The Owner, Landlord or Agent shall retain sole control over any common areas of the above-described property for the purpose of enforcing state trespass laws, including but not limited to the issuance of trespass warnings or notices of exclusion and the arrest of any person who does trespass upon this property.
2. DUTY OF TENANT(S): The Tenant(s) agree that upon receiving notice of any persons that have been issued a trespass warning, notice of exclusion or otherwise been prohibited from returning to the property, they will not give permission or invite said persons to return to the property or allow them to enter their premises.

All other terms and conditions of the rental agreement/lease shall remain the same and are hereby affirmed.

Tenant

Date

Apartment/Unit Number

Tenant

Date

Apartment/Unit Number

Owner/Landlord/Agent

Date



COCOA BEACH POLICE DEPARTMENT CRITERIA FOR ISSUANCE OF TRESPASS WARNING

Any person will be directed to leave, issued a trespass warning, and will be permitted from returning to the property when that person is engaged in conduct including, but not limited to, the following:

1. Makes unreasonable noise.
2. Engages in fighting or in violent or threatening behavior.
3. Substantially interferes with any right, comfort, or convenience of any resident, employee, or other person(s) legally on the premises.
4. Engage in any activity involving firearms, illegal drugs or violence.
5. Engages in any activity that constitutes a criminal offense.
6. Damages, defaces, or destroys any property on premises.
7. Consumes or possesses an open container of alcoholic beverage in any common areas.
8. Violates any city or county curfew ordinance.
9. Drives in a careless or reckless manner.
10. Litters on property.
11. Loiters and/or sleeps on property.
12. Urinates and/or defecates other than in restroom facilities.
13. Violates any city ordinance.
14. Violates any state statute.

ARTICLE VIII
PETS

PET RESTRICTIONS

One (1) pet (dog or cat) is allowed in any one unit. Fish and birds are acceptable. Pets shall not exceed (30) pounds in weight. Dogs shall be on a leash at all times when outside the unit. All pets shall be registered with the Manager. Upon registration, an affidavit showing that the pet's inoculations ("shots") are up to date must be presented to the manager and updates of such submitted on a yearly basis. A non-returnable registration fee of seventy-five (\$75.00) dollars is required for dogs. If a pet dies and is replaced, a new registration fee applies. If a pet is simply replaced by another pet, the same applies. Visitors are not permitted to bring pets of any kind onto the condominium premises.

CONTROL OF PETS

For pets permitted on the premises, the following shall apply:

- A. Pets may only be walked or curbed on the extreme west border grass areas adjacent to the forest. Pets shall not be kept, bred, or used in any unit for any commercial purpose. Pets shall not be allowed on any common element except in transit, or when carried or on a leash.
- B. Owners must promptly remove all droppings of their pets on the premises.
- C. Pet owners shall be responsible for the cost and expense or any repair or cleaning of common element that is caused by their pets.
- D. Should any pet cause a nuisance or unreasonable disturbance, the owner shall be notified immediately and either correct the situation or remove the animal from the premise.

SEEING EYE DOGS

Such dogs are exempt from the above restrictions.

STONEWOOD TOWERS CONDOMINIUM ASSOCIATION
TENANT DECAL FORM

NAME: _____ UNIT NO: _____

LEASE EXPIRATION DATE: _____

VEHICLE: MAKE: _____

MODEL: _____

YEAR: _____

COLOR: _____

TAG #: _____

STATE: _____

DECAL NO: _____

TENANT SIGNATURE / DATE

REPLACES DECAL NO: _____

GUARD SIGNATURE / DATE

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TENANT DECAL FORM

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TAG #: _____

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DECAL NO: _____

TENANT SIGNATURE / DATE

REPLACES DECAL NO: _____

GUARD SIGNATURE / DATE

Realtor/Owner Revised Rental Check List

The following information must be submitted to the Stonewood Towers Office at least **Fifteen (15) working days** prior to occupancy.

- \$100 Damage Deposit Check attached (Separate Check)
- \$25 Administrative Fee attached (Separate Check)
- \$75 Non-Refundable Pet Fee attached (Separate Check)
- Rental period complies with Article 10b of the condo documents which states the rental period is a minimum of ninety (90) days
- Stonewood Rental Application and Lease is filled out in its entirety, signed and dated by all Tenant(s)
- Stonewood Rental Application and Lease is signed and dated by all Owner(s) that are listed on the Deed filed with the Court
- If a Real Estate Agent is renting a unit on behalf of Owner(s), copy of said contract must be included to verify they have permission to rent unit
- If the condominium is in a Trust or Limited Liability Corporation, copy of said paperwork must be included to verify everyone has given their permission to rent unit
- Garage Space and/or Parking Space must be provided for Tenant(s) and recorded on both Rental Application and Lease (See Article IV, Responsibility and Use Restrictions of Units, Rentals, E.) – NO EXCEPTIONS TO THIS RULE
- Police Addendum Form to be signed and dated by all Tenant(s) and Owner(s) listed on the Rental Application and Lease
- Current Dog Vaccination Record is attached if applicable

X: _____ Date: _____
Signature of Realtor/Owner

X: _____ Date: _____
Signature of Realtor/Owner

X: _____ Date: _____
Signature of Realtor/Owner

STONEWOOD TOWERS PROCEDURE NO. 10

Subject: Approval of Rental Contracts

Background:

Stonewood Towers Declaration of Condominium Article X, Pages 15-21, Paragraph b., allows Owners to rent condominiums for a minimum of 90 days exclusively for residential purposes. Any owner contemplating rental of their unit is strongly encouraged to read and fully understand the requirements and stipulations imposed upon all involved parties by Article X of the Declaration.

In allowing this ability, the documents restrict the number of occupants per unit size (e.g. 3 bedrooms: 5 occupants; 2 bedrooms: 4 occupants).

The documents further require the Owner(s) to submit a written rental or lease agreement and the tenant(s) to submit a rental application to the Association at least 15 days prior to the start date of the lease for review. The rental or lease agreement must specify that the tenant(s) shall be subject to all provisions of the Declaration and that failure to comply with any provision shall constitute default under the agreement.

No portion of a unit, other than the entire unit, shall be rented or leased.

All persons 18 years or older that will reside in the unit must be included in the lease or rental agreement and are considered to be tenant(s) and/or lessee(s).

All legal Owners of the unit are to be listed as landlord(s) in the agreement.

If an Owner(s) has contracted with a real estate agent to lease a unit on their behalf, the Owner(s) will submit a copy of such contract with the lease to the Association to confirm this relationship.

Initial and renewal leases shall follow the same procedures.

Procedure:

1. The policies established by the Stonewood Towers Condominium Association Documents should be complied with as long as they remain in agreement with Fair Housing Laws, state statutes, and local statutes.
2. The Oversight Committee, as Delegated by the Board, shall review all rental applications and approve only if the lease and the application fulfills the stipulations above, the owner(s) maintains the assessments and dues paid in full, and the owner(s) and tenant(s) agree to follow the rules and regulations of the Association.
3. If the Board or its Delegated Oversight Committee does not approve the lease, and notifies the Owner within 15 days, the tenant(s) and/or lessee(s) shall not occupy the unit and the lease shall be void unless subsequently approved by the Board.

FOR THE BOARD OF ADMINISTRATION

Cathryn Powers, Secretary