

Pebble Creek Condominium Association, Inc.

7600 Pelican Bay Blvd.

Naples, FL 34108

Ph: (239) 513.9634/F: (239) 566.9123

APPLICATION FOR APPROVAL LEASE OF CONDOMINIUM UNIT

NOTE: Lease Applications must be received at least 20 days prior to the start of the lease.

TO: The Board of Directors of Pebble Creek Condominium Association, Inc.

I hereby apply for approval to lease _____ Pebble Creek Circle Unit # _____, Naples, FL 34108 in the Pebble Creek Condominium Association for the period beginning on _____, 20_____, and ending _____, 20_____.

The minimum lease term is ninety (90) days and no more than twice per calendar year.

The following items are included with this application and forwarded to:

7600 Pelican Bay Blvd., Naples, FL 34108

A complete copy of the signed Lease Agreement (Contract) is attached.

A non-refundable check for **\$150.00**, payable to: **Pebble Creek Condo Association**

This completely filled out Lease Application form including the rental agent/company information

Signed Lease Addendum – Pelican Bay Owner Passes.

A copy of Photo ID – Driver’s License with current address.

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification, misrepresentation or incomplete information in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below and a criminal and financial investigation into my background.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION

1. Applicant full Name: _____

Date of Birth: _____ Social Security number: _____

Home Address: _____

Telephone Home: () _____ Business: () _____

Telephone Other: () _____ Cell: () _____

Email address: _____

Nature of business or Profession: _____

If retired former business or Profession: _____

Company or Firm name: _____

Business address: _____

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2. Co-Applicant (if applicable): _____

Date of Birth: _____ Social Security number: _____

Home Address: _____

Telephone Home: () _____ Business: () _____

Telephone Other: () _____ Cell: () _____

Email address: _____

Nature of business or Profession: _____

If retired former business or Profession: _____

Company or Firm name: _____

Business address: _____

The documents of Pebble Creek Condominium restrict units for use as single family residences only.

REQUIRED: Please state the name and relationship of all other persons (family/guests) other than the applicant(s) who will be occupying the unit while you are staying at Pebble Creek. Please write NONE if not applicable.

NAME:	RELATIONSHIP:	# of Days:
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Name of Owner or current/recent landlord: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

4. Two personal references: (local if possible)

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

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5. Two credit references: (local if possible)

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

6. Person to be notified in case of emergency:

Name: _____

Address: _____

City/State: _____ Zip: _____ Phone () _____

7. Motor vehicle to be kept at the Condominium:

Model/Make: _____ Year: _____ Color: _____

License Number: _____ State: _____

Pebble Creek Rules and Regulations require the following: (Owner - Please initial)

____ An owner who leases his unit is not permitted to store a vehicle or otherwise use his garage for storage in any manner that would prevent the tenant from using that garage for parking during the lease period.

____ The owner certifies that the garage will be empty and available for the tenant during the entire period of the lease. Additionally, the tenant is required to park their vehicle in this garage at all times, day and night. The vehicle can be no more than 210" in length in order to fit in the garage.

____ The owner certifies that he, his family or guests, will not occupy the unit at any time during an active lease – even if the lessee absents himself from the condo in the case of an emergency. As stated in the Association Docs: only the lessee, family of the lessee and guests of lessee may stay in the unit during the lease period.

Owner's signature: _____ Date: _____

8. Mailing address for **NOTICES** connected with this application:

Name: _____

Address: _____ City: _____ ST: _____ Zip: _____

I am aware of, and agree to abide by the Declaration of Condominium of the Pebble Creek Condominium, the Articles of Incorporation, the Bylaws of the Association, the Rules and Regulations and any and all properly promulgated rules and regulations.

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I acknowledge receipt of a copy of the Association Rules and Regulations:

Applicant Signature: _____ Date: _____

I acknowledge providing a copy of the Association Rules and Regulation to the proposed Lessee:

Owner or Agent Signature: _____ Date: _____

9. NOTE: Pets of any kind are prohibited in leased units.

Applicant – Please initial 10, 11 & 12

10. ___ The lessee certifies that they understand that if their lease is for less than 12 months, they are not permitted to have guests or family stay in the unit while the lessee is absent from the unit – for any length of time (13.5 of the Declarations).

11. ___ The lessees certifies that they understand that they are required to park their vehicle in the garage at all times, day and night and the vehicle can be no longer than 210” in length to fit in the garage.

12. ___ *If this lease transaction is approved*, the prospective lessee (tenant) will be advised by the Association office within a 20 day period from the date of receipt of application and all information and appearances requested, of whether this application has been approved. If this transaction is a lease, this application must be signed by the lessee applicant and by the owner, realtor or other person who acted as rental agent for the unit. I lessee (tenant) understand and agree that the Association, if it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Condominium of the Pebble Creek Condominium, the Association's Bylaws, and the rules and regulations of the Association.

Applicant Signature: _____ Date: _____

Co-Applicant: _____ Date: _____

REALTY/RENTAL AGENCY COMPANY INFORMATION:

As the rental agent for the unit owner, the undersigned agrees to be responsible for immediate correction or prevention of any violations by the tenants of the restrictive covenants or rules applicable to the Condominium, including termination of the lease and removal of the tenant.

Company Name: _____ Realtor/Rental Agent Name: _____

Address: _____ City: _____ ST: _____ Zip: _____

Phone #: _____ FAX: _____ Email: _____

Rental Agent Signature: _____ Date: _____

_____ **For Property Management and Board Use Only** _____

APPLICATION APPROVED _____ NOT APPROVED _____ Date: _____

By Officer or Director or Authorized Representative _____

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PEBBLE CREEK CONDOMINIUM ASSOCIATION RULES AND REGULATIONS

As amended and adopted 3/12/14

“Abridged Copy of Rules and Regulations for Renters, Family, Guests”

Problems or non-compliance with these Rules and Regulations should be reported, in writing, to the Management Company or the Property Manager. Members of the Association’s Board of Directors should not be contacted personally regarding these Rules and Regulations. The Board has put in place a procedure for handling violations of Pebble Creek’s Declaration of Condominium, By-laws, and Rules and Regulations. This procedure, attached to these Rules and Regulations as Addendum A, is incorporated into and made a part of these Rules and Regulations.

1) COMMON AREAS:

A) When called from the Pebble Creek gate by a guest, you may open the gate by pressing “6” on your landline telephone. You may also press “6” on your cell phone if you have forwarded your land line incoming calls to your cell phone.

G) No bicycles, garbage cans, containers, beach chairs, umbrellas, shoes or other items of an unsightly nature shall be placed on the walkways, driveways, hallways, balconies, entryways or other common areas.

H) No towels, cloths, clothing, rugs, mops, or laundry are permitted to be hung from any of the windows, doors, walkways, railings, balconies, or lanais', or exposed on any part of the common areas. The common areas shall be kept free and clear of refuse, debris, or other unsightly materials. Do not sweep or throw dirt, water, or other substances of the unit onto the common areas or onto another unit property.

I) Be considerate. **No disturbing noises that would interfere with the rights, comfort, or convenience of other occupants will be permitted.** Outside your condominium, including on your lanai, **please speak quietly on your cell phone** so as not to disturb your neighbors. **Do not operate audio, television, radio, or musical instruments in such a manner as to unreasonably disturb** or annoy other occupants. Report any habitual or consistent noise and other disturbances to the Property Manager. If immediate attention is necessary, contact the Collier County Sheriff.

J) Gas grills are located in the pool area for use by residents. The grills are available for the use of all residents. Be Considerate. If both grills are in use, share when possible. **Residents are responsible for turning off grills and cleaning after each use.** For sanitary reasons and pest control, the grills will be removed if not properly maintained and cleaned by users of the grills.

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M) Skate boards, in-line skates, roller-blades, bicycles, tricycles, scooters, and similar types of non-motorized activities are not permitted on walkways, landings, elevators, sidewalks, walkways around the lake, or in the pool area. These activities are permitted on the asphalt roadway only, but at your own risk.

N) No fishing, swimming or boating is permitted in the lake.

6) UNIT PREPARATION IN OWNER'S ABSENCE: Any unit owner who plans to be absent from his/her unit for a period of time must prepare the unit prior to departure as follows:

A) If the period of absence is, **more than forty-eight (48) hours-turn off the water at the unit's main shut off valve.**

7) **PETS:** As stated in Section 12.4 of the Declaration: C) **Tenants and guests are not permitted to keep pets in a unit or bring pets** on the Condominium property at any time.

8) PROHIBITED VEHICLES, PARKING AND GARAGES: As stated in Section 12.8 of the Declaration:

A) "Prohibited Vehicles. Trucks, pickup trucks, motorcycles, mopeds, boats, trailers, motor homes, recreational vehicles, campers, mobile homes, non-street licensed vehicles, vehicles obnoxious to the eye, inoperable vehicles, and commercial vehicles not actively servicing a unit are prohibited from being parked or kept on the condominium property."

B)"Parking: **All vehicles, including those of a guest, must be registered with the on-site supervisor.** Parking spaces on the condominium property are for the use of owners or tenants having more than one (1) vehicle and for guests.

No more than two (2) vehicles per unit in the aggregate are permitted to be parked on the condominium property by the unit's residents. Vehicles are not permitted to be parked on the grass. Vehicles shall not be parked in a manner that will block access or egress to common areas, garages or roadways. **All vehicles must be registered with the Association under the registration procedures determined by the Board of Directors.**

C) Garages: Garage doors must be closed at all times unless the resident is present in the garage. **Owners must park a vehicle in their assigned garage prior to parking any vehicle in non-garage parking. Owners, tenants or guests may not store personal property in their garage in a manner that would prohibit the parking of a vehicle in the garage.** An owner who leases his unit is not permitted to store a vehicle or otherwise use his garage for storage in any manner that would prevent the tenant from using that garage for parking during the lease period. Vehicles should not be parked or left unattended in the general area of the garage. Cleaning the interior of a vehicle, waxing and checking fluid levels are the only permissible vehicle maintenance within an owner's garage. Other vehicle repairs or maintenance such as changing engine oil or other engine fluids, engine maintenance

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or repair, body maintenance or repair, and washing or waxing of vehicles is not permitted in the common areas.”

A) In regard to the forgoing, the Board has adopted the following Rules and Regulations:

1) Cars not parked in the owner’s garage, but in the parking spaces on the condominium property, may not be covered with a tarp or other car cover.

3) As parking spaces are limited, the Board has decided that the Association will utilize color-coded, numbered stickers or passes that owners will attach to each of their vehicles. This will give the Property Manager better control of which cars belong to owners and which do not. The Property Manager will issue to you stickers or passes with proper instructions upon receipt of your completed and signed Vehicle Registration Form or Forms. This form must be provided to the Property Manager within two business days of your arrival. **If at any time you have family and/or guests visiting overnight, you will need to notify the Property Manager in advance, during regular office hours, as posted at the gatehouse, so that a temporary parking ticket can be issued for your visitor’s car.**

4) Vehicles in violation of the Declarations and these Rules and Regulations may be towed. Before a vehicle is towed, the Property Manager will leave a note on the owner’s vehicle specifying why the vehicle is subject to towing and the reason(s) why. If the violation is not corrected within 24 hours, the Property Manager will write a letter to the owner again specifying the violation and again giving the owner 24 hours to correct the violation. This letter will be considered received when placed in the owner’s door. If the violation is not corrected within 24 hours after leaving the letter in the owner’s door, the offending vehicle will be towed.

9) SWIMMING POOL, HOT TUB AND SAUNA: All owners, renters and guests should remember the pool and recreation area are for the enjoyment of all. Be considerate and refrain from behavior that endangers or infringes on the rights of others to enjoy the facility. Please conduct yourselves in a manner that supports that goal. Your cooperation is expected.

A) **Pool and hot tub hours are daily from one half hour after sunrise to one half hour before sunset.** Collier County Law prohibits night swimming without proper lighting and Pebble Creek does not have the required proper lighting. The gazebo and barbecue area may be used until 10:00 PM.

B) **Smoking is not allowed anywhere in the pool area.**

C) There is no lifeguard on duty at the pool and so all persons swim at their own risk. Accordingly, persons without swimming skills must be accompanied by a person with swimming skills, regardless of age. For safety reasons, **children under 12 years of age must be supervised and accompanied by a parent, grandparent, guardian, or adult unit owner at all times.**

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- D) Diving, running, skateboarding, jumping, or throwing balls or other objects into the pool are not permitted. **No behavior, which endangers or infringes on the rights of others to enjoy the swimming pool will be tolerated.** Floats, rafts, air mattresses, boomerangs, Frisbees and balls are not permitted in the pool at any time. Small children, babies, tots and toddlers may have personal flotation devices, i.e. life jackets, tubes, water wings, etc.
- E) Small pool toys are permitted in the small pool for children to play with (provided the parent remove them when the child is not in the pool).
- F) Noodles, used as flotation devices are permitted but should be removed from the pool or pool deck when not being used.
- G) **Glass containers, including drinking glasses are not permitted in the pool area.**
- H) **Food is permitted in the gazebo area only.** Please dispose of your garbage in the containers provided.
- I) **Lounge chairs must be protected by a towel at all times** and should be repositioned upon leaving the pool.
- J) Lounge chairs by the pool MAY NOT be reserved by placing a towel on them. Furniture should not be moved off the pool deck.
- K) **Audio equipment is not permitted without the use of headphones.** Audio equipment may be approved for special functions such as water aerobics or community social functions with the express permission of the Board of Directors
- L) Swim diapers and/or waterproof pants must be used by children who are not toilet trained and by persons who are incontinent. Persons that are ill with diarrhea cannot enter the pool. **Owners and tenants will be responsible for the cost of any clean up of messes in the pool caused by them or their family members of their guests.**
- M) CAUTION! Use of the hot tub or the sauna may cause health problems for children or adults with certain health conditions. Children under three (3) are prohibited from entering the hot tub, or sauna. For safety reasons, children under three (3) are prohibited from entering the sauna or hot tub. **Children between the ages of three (3) and twelve (12) must be accompanied in the hot tub or sauna by the parent, guardian, grandparent or the owner. ALL PERSONS USE THE HOT TUB OR SAUNA AT THEIR OWN RISK.**
- N) Many of our owners find **cell phones** to be annoying, disruptive and distracting when used in public areas, especially areas such as the swimming pool, the clubhouse, and the fitness facility. It may not be practical or possible to prohibit cell phones in these areas, but please be aware of and sensitive to others if it is necessary for you to bring a cell phone to these areas. **You may do so by**

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limiting the length of calls, the volume of your voice, and by being aware of the proximity of others.

10) SMOKING:

Smoking is prohibited on all Common Elements and Limited Common Elements except at the paved roadways and the Association property located immediately outside of the community gate. Without limiting the generality of the foregoing, this prohibition applies to all Common Elements and Limited Common Elements including, without limitation, lanais, balconies, the pool area, sidewalks, walkways, stairways, hallways and landscaped areas.

11) CLUBHOUSE AND FITNESS ROOM:

A) Hours for the Clubhouse and Fitness Room are 6:00 a.m. to midnight. When using the Clubhouse and Fitness Room, please respect the rights of others and refrain from behavior which endangers or infringes on the rights of others to enjoy the facility. Please conduct yourselves in a manner that supports that goal. Your cooperation is expected.

B) Wet swimsuits may not be worn in the clubhouse or fitness room.

C) Smoking is not allowed in either the clubhouse or the fitness room.

D) Shirts, shorts and footwear are required in the clubhouse and the fitness room.

E) Audio equipment is not permitted without the use of headphones.

F) Proper recreational attire and rubber-soled shoes must be worn in the fitness room.

G) Use of fitness room equipment should be limited to 30 minutes when others are waiting

H) Fitness room equipment surfaces should be cleaned after use with disinfectant spray.

I) There is no physical trainer or fitness instructor on duty in the Fitness Room, so anyone using the Fitness Room does so at their own risk. For safety reasons, **children under sixteen (16) must be under the supervision** of an owner, parent, guardian or grandparent when using the Fitness Room.

12) TRASH AND RECYCLING:

A) All trash and garbage, except items to be recycled, must be bagged and sealed in sturdy garbage bags and deposited down trash chutes of the buildings or placed in dumpsters located in the trash rooms of the buildings.

B) All boxes and large items must be broken down before being placed in the chute or dumpster.

C) Shipping pellets must be bagged. The following items should be recycled as instructed: (Items in two (2) through five (5) can be commingled and placed in the appropriate recycle container.)

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- 1) Newspapers – Place loose newspapers (not in Bags) in the recycling bin labeled “Newspapers Only”. Remove all glossy inserts. No magazines, phone books or other paper products.
- 2) Plastics #1 & #2 – Soft drink bottle, milk and water bottles, cooking oil containers and some detergent bottles. Look on the bottom of these containers for the #1 PET or #2 HDPE symbols. Rinse first and discard lids. No plastic bags or wrappings.
- 3) Tin/Steel Cans – Rinse first and discard lids. Removal of labels is not required. No structural or scrap metal.
- 4) Aluminum Beverage Cans – Rinse first. Containers only – No window frames, aluminum foil, pie pans, or scraps or structural aluminum.
- 5) Clear, Green and Brown Glass – Rinse first and discard lids. Removal of labels is not required. No light bulbs, drinking glasses, plates, glass, mirrors, clay flower pots, ovenware, crystal or ceramics.
- 6) Do not place items, which do not fit in the garbage chute in the garbage chute rooms; place them in the container in the trash area.
- 7) Construction materials may not be put in the dumpster and must be disposed of by the contractor. Paint, electronics, and hazardous materials may also not be put in the dumpster but must be taken to the Naples Recycling Center.

14) LEASING OF UNITS: As stated in Section 13 of the Declaration:

“In order to foster a stable residential community and prevent a motel-like atmosphere, the leasing of units by their owners shall be restricted as provided in this section. All leases of units must be in writing. A unit owner may lease only his entire unit, and then only in accordance with this section, after receiving the approval of the Association. The lessee must be a natural person.

- D) Failure to Give Notice or Obtain Approval." If proper notice is not given, the Board at its election may approve or disapprove the lease. **Any lease entered into without approval may, at the option of the Board, be treated as nullity, and the Board shall have the power to evict the lessee with five (5) days notice, without securing consent to such eviction from the unit owner.**

Declaration 13.4 Occupancy During Lease Term

No one but the lessee, his family members within the first degree of relationship by blood, adoption or marriage, and their spouses and guests may occupy the unit. The total number of occupants of a leased unit is limited to two persons per bedroom.

- (A) When a Unit has been leased for a period of one (1) year, guests may occupy the leased Unit when the lessee is in residence. Any family members, spouse or guest of the lessee who occupies or intends to occupy the Unit for more than fourteen (14) consecutive days shall apply to the Board as a lessee and be subject

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to approval in the same manner as a proposed tenant. If approved, the individual shall be considered a lessee subject to the lease agreement with the original lessee and each separate occupancy shall occur not less than fourteen (14) days prior to the expiration of the previous occupancy, it being the intent of this section to prohibit abuse and circumvention of the Association's leasing restrictions concerning unapproved occupants and tenants occupying the Unit on a long-term basis. Any unapproved or disapproved guest occupancy shall be limited to a maximum of fourteen (14) consecutive days.

- (B) When a Unit has been leased for a period of less than one (1) year, guests may occupy the leased Unit when the lessee is in residence and said any such guest occupying or intending to occupy the Unit for more than fourteen (14) days shall be subject to the same approval requirements referenced above in Section (A); however, the number of occasions per guest for this type of guest occupancy shall be limited to three (3) during the lease term with at least fourteen (14) days occurring between occupancies.

Declaration 13.5 Occupancy in Absence of Lessee.

If a lessee under a lease for less than one (1) year absents himself from the unit for any period of time during the lease term, no other individuals shall be permitted to reside in or occupy a unit in the absence of the lessee except for remaining lessees already in residence.

Declaration 13.6 Use of Common Elements and Association Property

"To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the recreation or parking facilities during the lease term, except as the guest of another owner.

Declaration 13.7 Regulations by Association

All of the provisions of the condominium documents and the Rules and Regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. **In addition, the unit owner is liable for all acts of their tenant and tenant's guests.** A covenant on the part of each occupant to abide by the Rules and Regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not."

Declaration 13.8 Fees and Deposits Related to the Lease of Units

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"Whenever herein the Board's approval is required to allow the lease of a unit, the Association may charge the owner a preset fee for processing the application, such fee not to exceed the maximum amount allowed by law. No fee may be charged for approval of a renewal or extension of a lease with the same lessee. The Association may also require any deposits that are authorized by the Condominium Act as amended from time to time."

In regard to the forgoing, the Board has adopted the following Rules and Regulations: **An owner must provide the lessee with a copy of these Rules and Regulations, certify to the Property Manager that he has done so, require that the lessee complete a vehicle registration form as part of the lease application providing information about the vehicles he intends to maintain on the property, and remove the owners' vehicles from the property. In the event the owner leaves his vehicles in the garage, thus preventing his lessee from parking in the garage, the Board may have the owner's vehicles towed and stored at the expense of the owner.**

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**Addendum to the Lease Application
Pebble Creek**

**Pelican Bay – Owner Pass
Owner’s Use of Condominium during Lease Term**

I, _____, owner of _____ Pebble Creek Circle, Unit # _____, understands that by leasing my unit, all my Pelican Bay passes will be held and not returned to me for the entire period of the approved lease, even if the lessee leaves prior to the end of the lease for any reason, as a requirement of Pebble Creek. I understand that as the owner, I will not have access to the Pelican Bay amenities or use of my passes in any way, from 9:00am on the start day of the lease through 9:00am on the final day of the lease.

I further understand that I, my family or guests will not be able to use the condo for the entire term of the lease, even if the lessee leaves prior to the end of the lease, for any reason, as stated in the Association Docs.

Owner’s Signature

Date

Owner’s Signature

Date