

## **LEASING GUIDELINES GULFVIEW POINTE HOMEOWNERS ASSOCIATION, INC.**

The purpose of these Leasing Guidelines and the Unit Use Notification Form is to ensure that every prospective tenant is aware of our community goals before signing a lease and to ensure that all tenants understand their responsibilities as set forth in the Homeowner Association governing documents and rules and regulations of the community. No lease can be approved prior to these forms being signed by the owners or the owner's agent and the prospective tenant. The HOA or its representative will review the forms for accuracy and for any potential conflict with the HOA governing documents and rules and regulations. The HOA or its representative will approve the forms and return it to the owner or owner's agent. Only upon completion of this process can the owner or owner's agent be permitted to provide the prospective tenant access to the community.

### Occupancy Limits:

- 2 bedrooms may be approved for up to 6 persons
- 3 or 4 bedroom units may be approved for up to 8 persons
- Occupancy over these limits will result in termination of lease.

### Pets:

- Pet registration Form must be submitted with lease approval form.
- No more than 2 pets per unit without special HOA permission.

### Noise:

- Loud disruptive noise cannot be tolerated at any time. The privacy, peace and enjoyment of all of our residents are protected by the HOA.
- Loud amplified music is not allowed on outside deck of the house. Music must be kept at a volume that does not interfere with your neighbor's right to tranquility.
- Profanity or offensive behavior on common grounds or deck area is not tolerated.

### Rules and Regulations:

The Unit Use Notification is not a substitute for the owner/landlord's independent responsibility to provide the tenant with a full set of rules and regulations of the HOA. By signing this form the owner or agent and the tenant acknowledge that the tenant has received and read a full set of the rules and regulations and agrees to be bound by them and to cause all of their guests and invitees to equally observe them.

Additionally, each owner or agent is required to keep posted in plain view within the unit a summary of operating procedures (Operations Notice) provided by the HOA. The Operations Notice provides the owner or owner's agent name and phone number to be contacted in an emergency or for any other problem.

The owner or owner's agent agree that a tenant may be evicted by the HOA after two notices in writing to the owner or their agent of violations of the rules and regulations or after one instance of excessively disruptive or abusive behavior as determined by the

HOA in its sole and good faith discretion. The owner or owner's agent additionally acknowledge that the owner can be subject to fines and/or damage assessments which may be caused by owner's tenant for violation of the HOA governing documents or rules and regulations. The owner may additionally be charged for any damage to property owned by the Association or for reimbursement for expenditures made on behalf of the Association for enforcement of the governing documents or rules and regulations of the HOA.

The owner or owner's agent acknowledge and agree by either of their signatures below that the HOA has the right of eviction of owner's tenant.

BY SIGNATURE BELOW WE AGREE TO THE TERMS AND CONDITIONS AS SET FORTH IN THE FOREGOING LEASING GUIDELINES.

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

\_\_\_\_\_  
Owner or Owner's Agent

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

\_\_\_\_\_  
Tenant

**Gulfview Pointe Homeowners' Association, Inc.  
LEASE NOTIFICATION FORM**

Please check appropriate type:                  Short Term Tenant ( )                  Long Term Tenant ( )

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Date(s) Unit is to be occupied: \_\_\_\_\_

Address of Unit to be occupied: \_\_\_\_\_

Tenant's Name, Home Address & Phone: \_\_\_\_\_  
\_\_\_\_\_

Names of all other occupants: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**PLEASE NOTE:**

2 bedroom units may accommodate a maximum of 6 persons  
3 & 4 bedroom units may accommodate a maximum of 8 persons with HOA approval

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Pets:                  ( ) Yes                  ( ) No                  If yes, breed: \_\_\_\_\_  
(All Dogs Must Be Approved)

**NO MORE THAN TWO VEHICLES ARE PERMITTED PER UNIT. NO COMMERCIAL VEHICLES ARE PERMITTED. COMMERCIAL LETTERING IS PROHIBITED ON ANY VEHICLE WITH THE EXCEPTION OF EMERGENCY VEHICLES.**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_  
Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

Owner/Landlord's Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Rental Agency: \_\_\_\_\_ Agent's Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**IN THE EVENT OF AN EMERGENCY, HOMEOWNER WILL BE CONTACTED**

**By signature below, we agree to abide by the Summary of Rules and Regulations attached to this Lease Approval form. Violations of these Rules and Regulations may result in the termination of Lease and tenant may be required to vacate the premises immediately. Tenant is responsible for any costs incurred in compelling their vacation of premises.**

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Owner/Agent	Date	Tenant	Date
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**TO BE COMPLETED BY HOA**

ACCEPTED ( )                  GULFVIEW POINTE HOMEOWNER'S ASSOCIATION, INC.

REJECTED ( )                  By: \_\_\_\_\_

**Gulfview Pointe Homeowner's Association, Inc.**  
**PET REGISTRATION FORM**

Resident's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Address: \_\_\_\_\_

Type of Pet: \_\_\_\_\_ Name of Pet: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_

Immunization Record: DHLTP: Yes \_\_\_ No \_\_\_ CORONA: Yes \_\_\_ No \_\_\_

Rabies Shot Required by Law: Date: \_\_\_\_\_ Tag #: \_\_\_\_\_

Proof of shots must be included with returned registration form. All unregistered pets found running loose on property will be turned over to the Animal Control Division of Monroe County.

Owner agrees to provide current records on request.

Gulfview Pointe is a private community and the Homeowner's Association permits unit residents to walk their dogs on the property under the following conditions:

1. You must have your pet registered with the Association. Unregistered pets are not welcome on property.
2. Dogs must be on a leash at all times.
3. Noxious or offensive behavior by pets will result in the removal of the approval for the pet (i.e. aggressive behavior, excessive barking, etc.)
4. You must clean up after your pet and you must carry a means to pick up animal waste (i.e. plastic bag, pooper scooper, etc.)
5. Animal waste must be properly disposed of, properly sealed and placed in a waste receptacle.

Pet owners will be notified of any violation of above. Failure to correct violation(s) will result in the immediate withdrawal of the Association's approval of the pet. The owner, resident, and/or agent will be notified that the pet must be immediately removed from the property.

I (We) agree to the above Rules and Regulations concerning the walking and care of our pets.

\_\_\_\_\_  
Pet Owner

\_\_\_\_\_  
Date