



OCEAN 21–22 CONDOMINIUM ASSOCIATION  
2100 Ocean Dr. S Jacksonville Beach, FL 32250  
Office: 904-249-3500 Text Line: 904-510-7850  
Oceans2122condo@gmail.com  
www.ocean2122.com



Dear Resident,

Before renting out your unit, the owner(s) or the property managing company must send in the RENTAL LEASE APPLICATION FORM, with copies of a legible, signed, and dated Rental Lease Agreement; a picture I.D., or passport/visa of the new tenants; a non-refundable application fee of \$50.00 and a refundable deposit of \$500.00. The office manager must receive all required forms before the renter takes possession of the unit.

**\*\*b. The minimum term for any unit rental, however, obtained, shall be for a minimum of six (6) months and one (1) day.**

**There shall be no more than one (1) lease on any unit in a twelve (12) month period from the beginning of the lease.**

c. Sub-leasing is not permitted. The Board of Directors reserves the right to approve all new owners and/or new tenants, and new owners and/or tenants must meet with the Association representative prior to sale or rental. New owners and/or new tenants must sign a statement of understanding of the Rules & Regulations and agree to abide by such.

i. A security deposit of \$500.00 is required to be paid to the Association before occupancy to cover potential tenant damages to the common areas. This deposit will be held in a non-interest-bearing escrow account.  
ii. At the termination of a lease or before any sale, management or appointee will inspect the common elements of a unit before refunding the security deposit. The cost of repair(s) to common elements of the unit will be deducted from the security deposit. *(The Rules & Regulations were amended to reflect this change at the Board of Director's meeting on October 9, 1995.)* The owner is responsible for full restitution if the security deposit does not cover the total damage.

iii. The Association accepts no liability or responsibility to the unit owner for failure to collect rent damage to the owner's unit or furnishings therein or for any other causes whatsoever in connection with the unit's rental. Any security deposit in addition to that for damages to the common areas is between the unit owner and the tenant.

iv. Residents will be given Association parking permits for their vehicle(s) when signing in at the office.

v. In accordance with the State Condominium Law, a transfer fee for a sale or lease of a unit will be paid to the Association unit owner. The fee is \$50.00 for a family or \$50.00 for a person if the applicants are unrelated. Failure to pay will result in a lien against the property for transfer fee FS 718.11.

d. Owners who rent their units relinquish their right and their families right to use the common elements (clubhouse, swimming pool, etc.).

A Board Director will contact the prospective tenant to go over the application and arrange a time to meet with the tenant to discuss certain rules & regulations, and procedures at Ocean 21-22. After this, the application will be sent to the Board of Directors for approval/disapproval.

It is highly recommended that the unit owner conduct a complete background check before renting the unit.

Owners must submit a GUEST REGISTRATION FORM for any authorized Guests who will use their unit without receiving rent or compensation value for the use of their unit.

Periodically, you may be asked to update your rental lease file if and when such determination is deemed necessary, or there has been a change in the rental lease status of your unit.

Our primary concern is for the health, safety, and security of all those in residence, especially for protecting your personal investment and the investment of other owners.

Thank you for your cooperation.

Beverly Phillips  
Property Manager, LCAM  
Ocean 21-22 Condominium Inc.  
904-249-3500  
Oceans2122condo@gmail.com  
www.ocean2122.com