

BONITA HEIGHTS PARK CO-OP
A 55+ COMMUNITY
APPLICATION FOR PROPOSED RV FULL-TIME LEASE

3650 Bonita Beach Road, Bonita Springs, FL 34134

RV Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

Instructions: Please read this application carefully and fill in all blanks. All NEW leases must include:

- 1) This completed, signed, & dated Application
- 2) Completed, signed, & dated Lease Agreement
- 3) Completed & signed Background Check Release Authorization Form
- 4) Copies of Driver's License(s) of all tenants
- 5) Four photos of your RV (front, back, & each side, showing slides open, if RV has them)
- 6) Completed Pet Form (2 PETS PER UNIT)
- 7) Payments for: Security deposit, 1st month's rent, Application processing fee, & Background check fee

Application Date: _____ RV Lot # Assigned: _____

Lease Date: _____ to _____

Applicant #1 Full First & Last Name: _____

Applicant #2 Full First & Last Name: _____

Current Address: _____

City: _____ State: _____ Zip Code: _____ Country: _____

Driver's License #: _____ State Issued: _____

Driver's License #: _____ State Issued: _____

(Attach copies of Driver's Licenses with this completed form. At least 1 Renter must be 55+ years of age)

Phone Number: _____ Phone Number: _____

Email Address: _____

Email Address: _____

Year, Make, Length, & Type of RV: _____

RV License Plate #: _____ Number of Occupants Residing in RV: _____

RV Vehicle Registration ID #: _____

Year, Make & Model of Vehicle #1: _____

Year, Make & Model of Vehicle #2: _____

Vehicle #1 License Plate #: _____ Vehicle #2 License Plate #: _____

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RV Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

Previous Landlord Reference Name: _____ Phone: _____

Personal Reference Name: _____ Relationship: _____ Phone: _____

Employer: _____ Supervisor Name: _____ Phone: _____

Emergency Contact Information:

Name/Relationship: _____ Phone #: _____

Name/Relationship: _____ Phone #: _____

Four Separate Checks Required:

Please make checks or money orders for the following payable to Bonita Heights Park Cooperative, Inc.:

1) Security Deposit: \$ _____ Paid by check #: _____ on Date: _____

2) 1st Month's Rent: \$ _____ Paid by check #: _____ on Date: _____

3) Processing fee: \$150.00 Paid by check #: _____ on Date: _____

Please make the check or money order for the following payable to Guardian Property Management

4) Background check fee: \$50.00/ per person (Canadians: \$100.00/ per person)

Signature: _____ Date: _____

Signature: _____ Date: _____

Please return all completed paperwork, checks, copies of pet information (if applicable), & copies of Driver's Licenses to our RV Manager: Bob Housman @ RV Lot M

A copy of the countersigned Lease Agreement will be returned to you upon finalization.

BONITA HEIGHTS PARK RV RESIDENTIAL LEASE AGREEMENT

_____ - _____
(Lease Start Date) (Lease End Date)

This Lease is between Bonita Heights Park, Co-op and _____, Tenant(s), to rent the property known as RV Lot _____, 3650 Bonita Beach Rd, Bonita Springs, Florida 34134, for residential use only.

The Tenant and Landlord agree to the provisions of this Lease as follows:

1. Apart from the Tenant(s) designated on this Lease, no other persons will live in the Property without the prior written permission of the Landlord.
2. Bonita Heights Park is an age-restricted community, and this Lease is contingent upon the Tenant(s) meeting these necessary guidelines.
3. No guests of the Tenants may occupy the Property for longer than 15 consecutive days/30 days maximum per year without the prior written consent of the Landlord.
4. Pets are allowed to be kept in the property upon approval. This will be limited to non-aggressive animals, *with a maximum of 2 pets per RV*. The Landlord has the right to revoke this privilege at any time, in the event the Tenant's pet displays vicious, dangerous, or disruptive behavior. Dogs must be leashed & walked on the roadway, NOT on Owner's property. **A copy of up-to-date pet vaccinations required with application.**
5. The Tenant is entitled to the use of parking on the Property, with a maximum of 2 vehicles.
6. **ABSOLUTELY NO PARKING PERMITTED ON CONCRETE PADS.** And all vehicles (including recreational) MUST be parked on Tenant's assigned Lot only. A \$25 Daily Fine will be imposed for parking anything on concrete pad and/or on any other Lot.
7. Subject to the provisions of this Lease, the rent for the Property is **\$700.00** per month starting _____ (The "Rent").
8. How to pay your monthly rent:
 - **PAY RENT** by check or cash, make check payable to Bonita Heights Park and give check **DIRECTLY TO the RV Manager: Bob Housman at RV Lot # M**, 3650 Bonita Beach Rd, Bonita Springs, Florida 34134 (acting as Landlord's Agent).
or
 - Drop check in the Lock Box located on the outer wall on the South side of Clubhouse for your convenience.
9. The Tenant will pay the Rent on or before the first of each and every month of the term of this Lease.

- Any rent received after the 10th of each month will be subject to a \$25.00 late fee.
- The Tenant will be charged an additional amount of \$45.00 for each N.S.F check or checks returned by the tenant's financial institution.

10. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

11. The Landlord may increase the Rent for the Property upon providing 60 days' notice to the Tenant.

12. Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions, and liabilities pursuant to this Lease.

13. This Lease may be executed in counterparts. Facsimile signatures are binding and considered to be original signatures. Time is of the essence in this Lease.

14. Upon giving written notice no later than 60 days before the expiration of this Lease, the Landlord and/or Tenant may/may not agree to renew this Lease. Upon renewal, due to price increases, unforeseen conditions or changes, a new Lease agreement will need to be signed, reflecting such revisions or changes.

15. Any assignment or subletting of this Lease is not permitted and is cause to terminate this Lease.

16. The Tenant acknowledges that the Tenant has inspected the Property, including the grounds and improvements, and that it is, at the time of the execution of this Lease, in good order, good repair, safe, clean, and in tenantable condition.

17. The Tenant may NOT make improvements, changes, revisions, or alterations to the Property without prior written approval from the RV Manager or the Board of Directors.

18. The Tenant is advised and understands that the personal property of the Tenant is not insured by the Landlord. The Landlord assumes no liability for any loss or damage. It is advisable for the Tenant to secure personal property insurance at the Tenant's expense.

19. This Lease is in accordance with and exclusively governed by Florida Statutes, up to and including any legal action, attorney fees, default, breaches, non-performance or non-compliance that lead to the termination of this Lease.

20. The Landlord is responsible for the payment of the following utilities and other charges in relation to the Property: **Electricity, water, sewer and garbage collection**.

21. The Tenant is responsible for the payment of the following utilities and other charges in relation to the Property: **Internet, cable, telephone, natural gas, heating oil/propane and alarm/security system**.

22. Any damages that occur from theft, fire, flooding, storms, hurricanes or actions not caused by the Tenants negligence, the Landlord may decide not to rebuild or repair the Property and the Landlord can terminate this Lease after inspection of the Property.

23. The Tenant will promptly notify the Landlord of any damage, or of any situation that may significantly interfere with the normal use of the Property supplied by the Landlord.

24. The Tenant will not engage in any illegal trade or activity on or about the Property. If such activity is observed, it will immediately terminate this Lease.

25. At the expiration of the term of this Lease, the Tenant will quit and surrender the Property in as good a state and condition as it was at the commencement of this Lease, reasonable use and wear and tear expected.

26. The Tenant will follow all RV Rules and Regulations of the Bonita Heights Park Cooperative, regarding the Property.

27. The Tenant's address for notice is:

- Name: _____
- Phone: _____
- Email: _____

28. The Landlord's contact information:

- Jill Donofrio, President, c/o Bonita Heights Park Cooperative, Inc.
- Phone: 412-999-6874
- Email: jilldonofrio@yahoo.com
- The contact information for the RV Manager is:
 - Bob Housman
 - 3650 Bonita Beach Road, RV Lot # M, Bonita Springs, FL 34134
 - 239-777-3290
 - RVmanagerbhp@outlook.com

29. RV Residential Lease acceptance pending:

- RV Manager interview & full completion of all Requirements of the Application
- Bonita Heights Park Board of Directors Approval of Application

30. If, at any time, the Tenant fails to comply with the terms of this Lease and the *"Bonita Heights Park Co-Op RV Rules & Regulations Full-Time (Annual) Lease"* (Rev. 12/05/2024), the Landlord will give written notice to the Tenant of such infraction or violation. The Tenant will have thirty (30) days to rectify the situation. If not resolved, the Landlord shall have the right to terminate this Lease and/or deny the renewal of the Lease Agreement upon its expiration.

- However, Any RV tenant(s) or guest(s) displaying disruptive behavior or disorderly conduct that can be a detriment to the safety of others in the community, the Landlord shall have the right to immediately terminate this Lease and/or deny the renewal of the Lease Agreement upon its expiration.

31. This Lease & the *"Bonita Heights Park Co-Op RV Rules & Regulations FULL-TIME (ANNUAL) LEASE"* (Rev. 12/05/2024), constitute the entire agreement between the Parties.

By signing this Lease, on this _____ day of _____, 2025 the Tenant(s) acknowledge receipt & acceptance of the "Bonita Heights Park Co-Op RV Rules & Regulations FULL-TIME (ANNUAL) LEASE" (Rev. 12/05/2024) & this RV Residential Lease Agreement.

Tenant Signature

Tenant Signature

Print Name of Tenant

Print Name of Tenant

President Signature
On Behalf of Bonita Heights Park Cooperative, Inc.

Date of President's Signature

Print Name of President

Please return all completed paperwork & copies of Driver's Licenses to our RV Manager: Bob Housman @ RV Lot # M, within 10 business days of receipt.

Acknowledged Date of Receipt: _____

A copy of this countersigned Lease Agreement will be returned to you upon finalization.

BONITA HEIGHTS PARK CO-OP

C/O GUARDIAN PROPERTY MANAGEMENT
6704 LONE OAK BLVD
NAPLES, FL 34109
PHONE: 239-514-7432 / FAX: 239-514-7759

COMPLETE BACKGROUND CHECK FORM

Include a \$50.00 check or money order per person, over the age of 18, made payable to Guardian Property Management for criminal background check.

\$100.00 per adult for Canadians

Contact Guardian for International fees.

MUST PROVIDE A COPY OF DRIVER'S LICENSE OR GOVERNMENT ISSUED PHOTO ID

Applicant's Full Name: _____ Social Security #: _____ D.O.B.: _____

Present Address: _____ City: _____ State: _____ Zip: _____

Co-Applicant's Full Name: _____ Social Security #: _____ D.O.B.: _____

Present Address: _____ City: _____ State: _____ Zip: _____

I am aware that a criminal background check will be done on each adult occupant, and I give my approval.

There is a \$50.00 charge per adult (18 years old and over) for the background check.

The charge is \$100.00 for Canadian citizens.

For International background screenings, please call Guardian to get the fee.

Please make the check or money order payable to Guardian Property Management.

Signature Date Signature Date

Signature Date Signature Date

**BONITA HEIGHTS PARK CO-OP, INC.
PET FORM**

- I do not have a pet at this time.
- I understand that falsification of information or failure to register my pet will result in revocation or the denial of approval by the Board.
- I further understand that I am fully responsible for the action of my pet and have read the Rules & Regulations regarding the control of my pet.
- I understand that this Pet Approval is only for this pet and expires when the pet is no longer on the property.

2 PETS PER UNIT

Please attach current veterinarian records & colored photo of pet(s)

Pet Owner: _____ RV Lot/Unit #: _____

Address: _____

Phone #: _____ Phone #: _____

1) Type of Pet: _____ Present Weight: _____

Breed: _____

2) Type of Pet: _____ Present Weight: _____

Breed: _____

Signature of Applicant

Please Print Name

Date

Signature of Applicant

Please Print Name

Date

Association Approval Signature

Date

Bonita Heights Park Co-Op RV Rules & Regulations

FULL-TIME (ANNUAL) LEASE

3650 Bonita Beach Road, Bonita Springs, FL 34134

Park Site Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

We want to make your stay here as enjoyable as possible, so we ask that you abide by the following rules. By registering to rent here at Bonita Heights Park ("The Park"), you & your Guests/Visitors are hereby agreeing to abide by all Rules and Regulations of The Park.

- Full-time RV Rates: \$700.00 per month along with one (1) year signed Lease, copy of Driver's License for all RV Tenants, & signed acknowledgement & acceptance of BHP RV Rules & Regulations
- At least one RV Tenant must be 55 years old or older
- RV Tenant(s) under 18 years of age not permitted with Full-Time RV Rental
- Visitors or Guests (of any age) only permitted 15 consecutive days/30 days maximum per year. If any visitor stays beyond this time period, that visitor will be considered an "Occupant" and must be added to the Tenant's Lease Agreement.
- Vehicles (Defined as car, truck, motorcycle, moped, etc.) must have current registration & plates:
 - Pick-up Trucks must have cover over bed if carrying unsightly contents
 - Maximum of two (2) vehicles permitted with Full-Time Rental. This includes recreational vehicles
 - **PLEASE NOTE:** All vehicles must be parked on Tenant's assigned lot only.
 - Extra charge for each/all recreational vehicle(s): (ie: jet ski): \$10/month
- ABSOLUTELY NO PARKING PERMITTED ON CONCRETE PADS. A \$25 daily Fine will be imposed for parking anything on concrete pad and/or on any other Lot.
- Anchoring down or screwing ANYTHING into the concrete pad is PROHIBITED!
- ABSOLUTELY NO revisions, additions, changes, and/or alterations are permitted to RV Lots and Assigned Parking Spaces (which is Park Property) WITHOUT PRIOR WRITTEN APPROVAL. An Architectural Approval Form (ARC) must be filled out and submitted to the Park Site Manager, along with photo(s) of proposed structure, changes/additions, etc. to forward on to the ARC committee for approval, prior to any work being done.
- Please do not change or replace the lighting in the community light posts. These light posts are Park Property. The bulbs are supplied by the Park and are meant to all look the same. Contact the Park Site Manager if light post bulbs need repair or replacement.
- Anyone leaving the premises for more than 24 hours MUST shut off the water at their water spigot.
- Washing of campers/RV's: FREE for full-Time Tenants
- Boat &/or Trailer Storage: Prohibited on premises. No on-site storage available.
- Storage Unit: No Sheds Permitted.
 - A small storage box is permitted on lot at no additional charge (must be anchored down) & reviewed by Park Site Manager prior to installation.
- Outside appliances (ie: refrigerator, freezer, stove, etc.): Extra charge of \$20/month
 - **Park Site Manager approval required prior to installation**

Bonita Heights Park Co-Op RV Rules & Regulations

FULL-TIME (ANNUAL) LEASE

3650 Bonita Beach Road, Bonita Springs, FL 34134

Park Site Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

- Decks /Stairs:
 - Decks: Decks are prohibited.
 - Stairs: A small stair landing to door opening is allowed. Park Site Manager approval required prior to installation.
- Outside Canopy, Pergola, Trellis: Permitted at no additional charge – UPON APPROVAL
 - Must be steel framed, have a good appearance, & be anchored down (NOT to concrete pads or fence). An Architectural Approval Form (ARC) must be filled out & submitted, along with photo(s) of proposed structure, to the Park Site Manager, to forward on to the ARC committee for approval prior to installation.

Please note:

 - **Canopy, Pergola, or Trellis must be taken down if Tenant is planning on being away from Park for an extended period of time**
 - **During high winds and/or stormy season you may be asked to remove Canopy, Pergola, or Trellis to avoid damage and/or injury to others**
- Tarps: Prohibited from use to cover personal belongings, shading, or in lieu of a canopy, pergola, etc.
- PLEASE DO NOT FASTEN, TAPE, SCREW, PAINT, OR DO ANYTHING TO WHITE PRIVACY FENCE!
- No open fires permitted
- Fireworks prohibited
- **Speed Limit: 10mph throughout entire park**
- Quiet Time: is 10:00pm to 8:00am daily. Radios and TVs should not be heard beyond your site. No loud gatherings or parties. Please be considerate of your neighbors.
- Disruptive Behavior: Any RV tenant(s) or guest(s) displaying disruptive behavior or disorderly conduct that can be a detriment to the safety of others in the community, the Landlord shall have the right to immediately terminate this Lease and/or deny the renewal of the Lease Agreement upon its expiration & this RV Tenants(s) &/or any of their Guests/Visitors will be required to immediately leave the park.
 - The Annual Lease Agreement becomes NULL & VOID & will terminate immediately. Violator(s) will have seven (7) days to permanently vacate the premises. There will be no refund to any person in this situation.
- Pets: Pets are welcome! Only non-aggressive, quiet pets permitted, maximum of 2 pets per RV
 - Copy of up-to-date pet vaccinations required with application
 - Dogs must be on leash or tie at ALL TIMES
 - Dogs must be walked on the roadway; NOT on Owner's property
 - Dogs must NOT be left outside unattended
 - Cats must be kept inside RV

Bonita Heights Park Co-Op RV Rules & Regulations

FULL-TIME (ANNUAL) LEASE

3650 Bonita Beach Road, Bonita Springs, FL 34134

Park Site Manager: Bob Housman: RV Lot M / 239-777-3290 / RVmanagerbhp@outlook.com

- If any pet demonstrates aggressive behavior toward another pet, any person (including & not limited to RV Tenant, Guest, or Park Shareholder), you will be asked to leave the Park immediately
- No excessive barking will be tolerated. We want everyone to enjoy their stay in peace & quiet
- RV Tenant and Guests are responsible for cleaning up after their pets
- Excessive Traffic: In order to maintain the privacy & quiet enjoyment of our Owners, Renters & other Tenants in the Park, the Board has the right to define “Excessive Traffic” into/out of the Park to/from a Tenant’s Lot. If the Board observes or is advised of excessive traffic (pedestrian and/or vehicular) to/from any Lot, the Tenant will be notified by the Landlord’s Agent and will be given 30 days to fix this violation. If not rectified, the Annual Lease Agreement for that Lot will become Null & VOID and will terminate immediately.
- No selling or soliciting is allowed within the Park by any RV Tenant, Guest, or Visitor. No business shall operate within the Park that generates vehicular, pedestrian, or public traffic running through the Park.
- Trash: All trash must be put in garbage bags and disposed of in the dumpster in the front of the Park. Recycle bins are also provided. No cigarette butts, or littering of any kind, is permitted throughout the Park.
- Laundry Room: Available for all RV Tenants & Renters/open 24/7, but please be courteous to neighbors during early morning & evening hours. Please do not leave clothes in the machines unattended.
- Maintenance of Site: All sites must be kept neat and clean of debris and in an uncluttered state.
- Insurance/Theft: The Park is not responsible in the case of theft of RV or contents thereof; Nor for any damage resulting from natural causes (ie: tree falling, high winds, hurricane, flooding, etc.); Nor for spoilage of refrigerator/freezer foods due to loss of electricity. The Park cannot be held liable or responsible for injury to RV Tenants, Guest or Visitors and/or for any loss of money/valuables of any kind.
- Any mechanical work and/or repairs, oil changes, etc. on RV's, automobiles, motorcycles, and personal watercraft (sea doo, jet ski, etc.) will not be permitted in the Park without PRIOR APPROVAL from the Park Site Manager.
- Abandonment; Death of Tenant; Non-Payment

If the Tenant abandons the recreational vehicle (“RV”), fails to pay required rent or fees, or in the event of the Tenant’s death where no authorized representative claims the RV within the time permitted by law, the RV and any personal property left upon the site shall be deemed **abandoned** in accordance with applicable Florida Statutes. The Park Owner shall provide all notices required by law to the Tenant, the Tenant’s estate, or any known emergency contact.

Bonita Heights Park Co-Op RV Rules & Regulations

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If the RV and personal property are not removed within the time specified in such notice, the Park Owner may, as permitted by **Florida Statutes §715.104–§715.111** and any other applicable law:

1. **Take possession of the RV and personal property,**
2. **Secure, store, or relocate the property** at the Tenant's cost, and
3. **Sell, dispose of, or otherwise lawfully dispose of the property** to satisfy unpaid rent, storage charges, towing fees, and any other amounts owed.

The Tenant and/or the Tenant's estate shall remain liable for all outstanding charges, including but not limited to rent, utilities, storage, towing, advertising, and costs of sale or disposal. The Park Owner shall not be liable for loss of or damage to any abandoned property disposed of in compliance with Florida law.

- Any breach of these Rules & Regulations results in Full-Time Tenants(s), &/or any Guest/Visitors to vacate the premises with no refund to any person in this situation.
- Any action or activity performed by Full-Time Tenants &/or any Guests/Visitors that is illegal or causes injury or danger to anyone will immediately VOID the Tenant(s)' Lease and the Tenant(s) will need to vacate the premises with no refund to any person in this situation.
- The Bonita Heights Clubhouse is available for all RV Renters' enjoyment. It is a good space to use for laptop connection to WIFI, to watch TV, or to borrow DVD's or books. We simply ask that after use, the room and accessories are cleaned & returned to its original state for the next user. PLEASE BE SURE TO LOCK THE DOORS UPON DEPARTURE. The Park Site Manager will give you the door pass code & the WIFI connection details.
- Mailboxes: We have a cluster mailbox for RV Tenants, which is located on the west side of the park, to the left of the Bulk Garbage Pick-up Area (between Unit #2 & Unit #34). Each RV has its own lettered box. Please use your appropriate box for incoming mail & drop outgoing mail in the drop box slot. For a \$20 Deposit, a key will be provided for you to collect mail in your designated box.

Thank you!