



Venetian Golf and River Club Property Owner's Association, Inc.

Rental Application Form
Per Master Declaration, Article 5, Section 5.3

Subject to the provisions of this Section 5.3, Owners may lease their Parcels for minimum periods of two (2) months each and may enter into a maximum of four (4) rental arrangements in any twelve (12) month period. An Owner shall notify the Master Association (Venetian Golf & River Club Property Owners Association (POA) and the applicable Neighborhood Association (HOA/COA) in writing that the Owner intends to lease a Parcel and shall provide both associations with a copy of the lease prior to execution. If an Owner intending to lease or rent a Parcel is delinquent in the payment of Assessments or the assessments of the Neighborhood Association, the POA shall be entitled to prohibit the Owner from renting or leasing the Parcel until such delinquency is made current. Leases shall be in writing and shall be subject to the prior written approval of the POA. The POA may require inclusion in a lease of any provisions that the POA may deem appropriate to assure the lessee's compliance with all the terms and provisions of the Declaration. Parcels shall be leased in their entirety, and no individual rooms or portion of a Parcel may be leased.

Upon leasing a Parcel, an Owner shall notify the POA and the applicable Neighborhood Association in writing that the Owner has leased a Parcel and shall provide the POA and the Neighborhood Association with an executed copy of the lease. Tenants shall comply with this Declaration and all Rules and Regulations. An Owner leasing a Parcel shall provide the POA with a written statement, signed by all tenants acknowledging that the tenants are familiar with, and agree to comply with, the restrictions applicable to the Community, the POA and/or the Neighborhood, Declaration. Notwithstanding such statement, the Owner shall be responsible for all conduct of the Owner's tenants, including without limitation any damage to the Common Property as a result of the acts or omissions of the Owner's tenants. The provisions of this Section 5.3 shall be non-applicable to the Declarant as long as Declarant owns any Parcels. The subleasing or sub-renting of a Parcel shall be subject to the same requirements and limitations as are applicable to the leasing or renting thereof.

POA Leasing Procedures

Only Homeowners whose accounts are in good standing & violation free with the POA (must stay that way until the start of the lease) may lease their homes. Leases shall be for a minimum period of **two months** and there may be a **maximum of four 2-month rental arrangements in any 12-month period**. No advertising for a lease less than a two-month term is permitted. The lease must be for the entire home - no sublets allowed. Overnight, weekend, weekly, monthly, and other short-term rentals are prohibited. The Tenant is expected to comply with the terms of the Declaration as well as the rules and regulations of the Community. The Homeowner is responsible for any damage caused by tenant. Owners must provide the POA's Management Company with a copy of the written lease application for approval, at least 30 days prior and no more than 90 days prior to its inception. If there is an HOA involved, please be sure to include the HOA application and approval along with your completed Lease Application prior to sending to the POA Office. All forms may be dropped off at the POA Office or be sent by mail to:

Venetian Golf & River Club POA
502 Veneto Blvd, North Venice, FL 34275
Attn: POA Office

Lease applications may be accessed through the POA website by visiting the Resident Portal at www.venetianpoa.com. A \$50.00 check made out to the Venetian Golf & River Club POA and \$175 check made out to the Venetian Golf & River Club is due upon submission of the lease packet for lease processing. Only checks that are from banks and/or personal checks will be accepted. Please attach checks to completed Lease Application.

Please see the check list below, all forms must be completed and signed prior to submitting to the POA office for approval:

- ☐ Approval from respective HOA attached (if applicable)
- ☐ Signed Lease Agreement by Owner and Tenant
- ☐ Signed Rental Application Form
- ☐ Signed Acknowledgment of Resident Form
- ☐ Signed Acknowledgment of Tenant
- ☐ Signed Application for Lessee Privileges
- ☐ Signed Tenant Vehicle Registration Form
- ☐ \$50.00 POA Lease Processing Check made out to the **Venetian Golf & River Club POA**
- ☐ \$175.00 River Club Administrative Fee made out to **Venetian River Club**

Should you have any questions please contact the POA Management office at 941-488-9200 or via email at **Venetian@ciramail.com**.

LEASE AGREEMENT- Sample

This Agreement is made by and between:

Landlord/Lessor

Tenant/Lessee

The Landlord hereby agrees to lease the property located in:

The lease period shall begin / / and shall end / / and may be renewable thereafter with an approved lease extension, on the agreed amount of \${ } to be paid monthly, and the amount of \${ } to be paid upon the execution of this Agreement.

Terms and Conditions

1. Use of Property

The Property leased shall only be used for residential purposes.

2. Utilities

The Tenant agrees to pay for the utilities and other services used in the property on the continuity of the lease of the Property.

3. Furnishings

The leased premises contains the following property furnishings:

4. Acknowledgment

The parties hereby acknowledge and understand the terms herein set forth in this Agreement.

Signed on / /

Landlord/Lessor

Tenant/Lessee

**VENETIAN GOLF & RIVER CLUB PROPERTY OWNERS ASSOCIATION
RENTAL APPLICATION FORM**

Property Owners Full Name(s) _____
First Last

First Last

Property Owners Telephone () _____ second: () _____

Property Owners Email: _____

Address of property in VG&RC POA being leased:

Tenant's Full Name(s) _____
First Last Date of Birth

First Last Date of Birth

Tenant's Permanent Address _____
No. Street Apt. No. city State Zip Code

Tenant's Telephone () _____ second: () _____

Tenant's Email: _____

Please identify all dependent children of Tenant and/or Tenant's spouse under age 21 who reside with Tenant

NAME	DATE OF BIRTH

VEHICLES:

Auto #1: Make _____ Model _____ Color _____ Yr _____ Lic# _____ State _____

Auto #2: Make _____ Model _____ Color _____ Yr _____ Lic# _____ State _____

If vehicle unknown (rental vehicle), please indicate here: _____

PETS: Owners are allowed to have two domestic pets such as cats or dogs

For questions, please refer to our "Use Restrictions" in our master documents regarding pet policy.

Pet: Type _____ Name _____
Breed _____ Weight _____

Pet: Type _____ Name _____
Breed _____ Weight _____

If no pets, please write "none" here: _____

ACKNOWLEDGMENT OF RESIDENT

I have agreed to lease my property in Venetian Golf & River Club Property Owners Association community to the above-named tenant and will be assigning the following privileges I am entitled, to such person for the term of the lease. I have provided to the above-named tenant a copy of the Declaration of Covenants, Conditions, and Restrictions and the Rules and Regulations of the Venetian Golf & River Club community.

I acknowledge and understand that during the term of the lease and assignment my authorized users and I may not use Association property, or the VG&RC facilities delegated as a resident homeowner.

Signature of Resident/ Member

Date

Signature of Resident/Member's Spouse

Date

TERM OF LEASE: Commencing _____ Ending _____

TENANT ASSIGNMENT FEE: \$ 50.00

Please attach a copy of the lease agreement along with the completed application and a check payable to "VG&RC, POA" in the amount of the tenant assignment fee specified above, and mail to 502 Veneto Blvd, N. Venice FL 34275.

Return ALL items listed in the Rental Approval Process to:

Venetian Golf & River Club Property Owners Association
at Venetian@ciramail.com

IF APPLICABLE:

Rental Agent Name(s): _____

Rental Agent Telephone(s): _____

Rental Agent Email(s): _____

ACTION OF POA BOARD OF DIRECTORS & MANAGEMENT COMPANY

APPROVED _____ DISAPPROVED _____ DATE OF DECISION _____

BY: _____

(Name)

(Signature)



Application for Lessee Privileges

Resident(s) Name(s): _____ River Club 1/: _____

Venetian Golf & River Club Address: _____
Street Address

Resident Cell Telephone#:(_____) _____

Lessee Name (1) _____ Lessee Name (2) _____

Lessee Home/Permanent Northern Address: _____
Street Address

City State Zip Code

Lessee Cell Telephone #:(1)(_____) _____ Lessee Cell Telephone #:(2)(_____) _____

Lessee E-mail: (1) _____ Lessee E-mail: (2) _____

Period of Lease Term (minimum of 2 months): From: _____ To: _____

Prior to any lease agreement, the Venetian Golf & River Club Property Owners Association must be notified, and approval must be Issued. ALL Rental Application forms must be completed and returned to the Management office 30 - 90 days prior to the start date of the rental.

All information contained herein must be sent to Venetian Golf & River Club Property Owners Association at 502 Veneto Blvd, North Venice, FL 34275 or emailed to: Venetian@ciramail.com.

Resident and Lessee agree to notify the Club Immediately of any changes to the Lease. Lessee privileges are contingent upon approval by the Club, which approval shall be at the Clubs discretion, Resident has submitted with this Application a **check for \$175 Payable to Venetian River Club** for the administrative fee associated with the lessee designation a minimum of (30) days prior to the start date and no more than ninety (90) days in advance,

1. **CLUB PRIVILEGES** shall revert back to Resident upon expiration or termination of the Lease or upon cancellation of Lessee's privileges, as described below. Lessee must occupy Resident's residence to enjoy lessee privileges. The Club reserves the right to establish from time-to-time rules governing designation of lessees for Club privileges. Resident acknowledges that Resident may designate no more than four lessees for lessee privileges during any calendar year. Resident further acknowledges that during the period Resident has designated a lessee of his or her residence In the Venetian Golf & River Club community for Club privileges, Resident shall not be entitled to use the River Club Facilities except as a guest of another resident and must pay applicable guest fees.
2. **USF PRIVILEGES** Lessee understands that upon approval of the Lessee by the Club, the Club will grant Lessee privileges to use the fitness and social facilities at The River Club at Venetian Golf & River Club (the "Club Facilities") on the same basis as Resident provided that Lessee will not be entitled to charge purchases to a Club account. lessee will not be subject to guest fees at the fitness center, All merchandise, services and food and beverages purchased are expected to be paid for in full at the time of service. Resident agrees to pay to the Club any applicable charges and fees implemented by the Club Owner and or Manager and any fees and charges incurred by Lessee, but not timely paid by Lessee.

3. **APPROVAL FOR LESSEE PRIVILEGES IN THE CLUB.** Lessee acknowledges that as the lessee of a Resident, Lessee's status as beneficial user may be terminated at the will of Resident prior to the expiration date of the Lease for any reason deemed appropriate by Resident including, without limitation, termination of the Lease. Lessee's privileges shall be terminated upon receipt by the Club of written notice to such effect.
- Any lessee whose conduct or whose family's or guest's conduct shall be deemed by the Club to be in violation of the Club's Rules and Regulations may have all Club privileges associated suspended or terminated by the Club. The Club shall be the sole judge of what constitutes improper conduct. Resident is responsible for the deportment of Lessee.
 - Lessee acknowledges receipt of The River Club at Venetian Golf & River Club Rules and Regulations, has read and understands them and agrees to be bound by the terms and conditions thereof, as they may be amended from time to time by the Club, with the same effect as if Lessee were a Resident. Lessee further acknowledges that Lessee is not relying on any oral representations in acquiring Lessee privileges in the Club.
 - Lessee understands that his or her right to utilize the Club Facilities and enjoy the privileges of the Club is derived solely through the Resident's rights pursuant to the Declaration and that Lessee holds no independent rights or privileges to use the Club Facilities or to enjoy any of the privileges of the Club, other than pursuant to Resident's privileges under the Declaration. Upon suspension of Resident, all of Lessee's rights to utilize the Club Facilities and rights to exercise and enjoy privileges of the Club shall cease and terminate.
4. **HOLD HARMLESS.** Lessee hereby acknowledge that the use of the Club Facilities and any privilege or service incident to use of the Club Facilities is undertaken with knowledge of the risk of possible injury or property damage. Lessee hereby accepts any and all risk of injury or property damage to Lessee, Lessee's guests and family sustained while using the Club Facilities or involved in any event or activity incident to use of the Club Facilities. In accepting the risk of injury or damage, Lessee understands that Lessee is relieving the Club Owner and the Club Manager and those employed by or affiliated with the Club from any and all loss, cost, claims, injury, damage or liability sustained or incurred by Lessee, Lessee's guests and family, and/or Lessee's or their property, resulting from or arising out of any conduct or event connected with use of any of the Club Facilities.
5. **VERIFICATION OF APPLICATION.** Upon signing this Application, Lessee authorizes the disclosure and release of information to the Club for investigating Lessee's qualifications for lessee privileges and authorizes those persons or entities herein to furnish information to the Club.

This Application shall be governed by and construed in accordance with the laws of the State of Florida without regard to principles of conflicts of laws.

ATTACHED TO THIS APPLICATION FOR LESSEE PRIVILEGES IS THE PRIVACY DISCLOSURE STATEMENT PROVIDED BY CLUB OWNER AND ITS AFFILIATES. THE APPLICANT(S) HEREBY ACKNOWLEDGES RECEIPT OF A COPY OF THE STATEMENT.

Date: _____

Resident Signature: _____

Date: _____

Lessee Signature: _____

The River Club
502 Veneto Dr.
North Venice, FL 34275

ACKNOWLEDGMENT OF TENANT

I understand that as a tenant of a Resident homeowner of the Venetian Golf & River Club Property Owners Association, I may be permitted to use Association committed lands ("property") and the facilities of the VG&RC Property Owners Association, Venetian Community Development District, and the Venetian River Club for the term of my lease of the Resident homeowner's property in the VG&RC community, in accordance with the Declaration of Covenants, Conditions, and Restrictions for Venetian Golf & River Club Property Owners Association entities ("Declaration") and subject to the Venetian Golf & River Club Property Owners Association ("Association") approval of my application, which it may withhold in its sole discretion. I understand and agree that such use privileges shall be subject to the terms and conditions of the Declaration, such rules and regulations relating to use of and conduct on Association property and the VG&RC facilities as Real Management may establish from time to time (the "Rules and Regulations"), and the Association's receipt of the applicable tenant assignment fee.

I acknowledge receipt of a copy of the Rules and Regulations and agree to be bound by and comply with all of the terms and provisions of such documents, as they may be amended, and to be responsible for compliance by my authorized users and guests.

I acknowledge that the Association property and facilities of the VG&RC are currently operated by Management and made available for use by the homeowners and other authorized users upon payment of Association dues and other charges as Management may establish from time to time. I agree to be responsible for all charges, which my authorized users or I incur in the use of Association property and the VG&RC facilities. I understand that failure to pay any amounts due may result in suspension or termination of my use privileges. I further agree that if I am delinquent in paying any amounts due, Management shall be entitled to recover late charges, interest, and all costs and expenses which it reasonably incurs in attempting to collect the unpaid amounts, including attorneys' fees and court costs, whether or not suit is filed.

I acknowledge that as a tenant of a Resident homeowner, I acquire only the privileges of using the Association property and the VG&RC facilities in accordance with the privilege extended to Resident homeowners in common with such other persons as Management/ VG&RC entities may authorize from time to time, and that I acquire no rights in or to Association property or the VG&RC facilities nor any right to participate in the management or control of the Association and the VG&RC facilities.

As a condition of using Association property and the VG&RC facilities, I agree to all risks associated with the use of Association property and the VG&RC facilities and agree to release and indemnify VG&RC and all of its representatives, employees, and volunteers from and against any and all losses, expenses, liens, claims, demands, and causes of action of every kind and character for death, personal injury, property damage or any other liability, damages, fines, or penalties, including costs, attorneys' fees and settlements, whether or not based on the acts or omissions of VG&RC, resulting from, arising out of or in any way connected with the use of the Association Property and VG&RC facilities by myself, my authorized users, or guests. As used in this paragraph and the following, ("VG&RC") shall include Real Management, Venetian Community Development District, Venetian River Club, and its successors, assigns and employees, and all persons, corporations, partnerships, and other entities with which it is or may in the future become affiliated. This paragraph shall survive the termination of my use privileges with respect to any property damage, personal injury, or death occurring prior to such termination.

I acknowledge and understand that VG&RC shall not be responsible for any loss or damage to any personal property which I, my authorized users, or guests may incur during use or storage of said property on Association property or VG&RC premises. I also acknowledge and understand that I shall be liable for any property damage or personal injury on Association property or at the VG&RC, or at any activity or function operated, organized, arranged, or sponsored by VG&RC, which I, my authorized users, or guests may cause. If I arrange or sponsor any activity or function on Association property or the VG&RC premises, I shall be responsible for any such damage or injury even if such damage or injury was not caused by me.

Signature of Tenant

Date

Signature of Tenant's Spouse/Partner

Date

Date Form Rec'd: _____

Date Data Entered: _____

Date Filed: _____

Venetian Golf & River Club

TENANT AND/OR OWNER REGISTRATION

Main Gate: (941) 488-7108

TENANT LAST NAME: _____

MR: _____

MRS: _____

PROPERTY OWNER NAME: _____

VENETIAN ADDRESS _____ LEASE START&END DATE _____

PHONE: _____ 2nd PHONE: _____

E-MAIL ADDRESS: _____

NORTHERN OR OTHER ADDRESS: _____

CITY: _____ STATE: _____ ZIP _____

TELEPHONE NUMBER: _____

HOMEWATCH NAME: _____

VEHICLES: #1: MAKE _____ MODEL _____ COLOR _____ YEAR _____ LIC # _____ STATE _____

VEHICLES: #2: MAKE _____ MODEL _____ COLOR _____ YEAR _____ LIC # _____ STATE _____

For Office Use Only:

Device: _____

Date Issued: _____

Device: _____

Date Issued: _____

For Office Use Only:

Device: _____

Date Issued: _____

Device: _____

Date Issued: _____

PLEASE COMPLETE BOTH PAGES

I agree to abide by the Rules and Regulations of the Venetian Golf & River Club including adherence to the 25 mph speed limit throughout the community.

SIGNATURE

DATE

VENETIAN COMMUNITY DEVELOPMENT DISTRICT

502 Veneto Blvd

North Venice, FL 34275

941-485-8500 www.venetiancdd.org

Access To Property

This area is for family, guest, and service contractors that you wish to allow through the gate without you being called, whether or not you are home. Anyone not listed will be denied entry unless you are home or have given prior authorization. To keep lines at a minimum, please inform the gate officer ahead of time when expecting vendors or visitors not on your list.

FAMILY MEMBERS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PERMANENT GUEST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

SERVICE PERSONNEL

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Venetian Community Development District

502 Veneto Blvd
North Venice, FL 34275
Phone: 941-485-8500
www.venetiancdd.org

LEASE EXTENSION

Date of Amendment: _____

Owner/Lessor: _____/_____

Property Address: _____

City: _____ **State:** _____ **Zip:** _____

Lease Extension Start Date: _____

Lease Extension End Date: _____

The parties agree that the aforementioned lease agreement shall be extended for a

Period of: _____ **Months or** _____ **Years, with the monthly rent to be in**
the amount of \$ _____. **All other terms and conditions of**

The lease agreement shall remain in effect in respect of the obligations of both parties.
(Leases are to be extended for periods no less than 60 days as per CWS Rules)

Owner/Lessor Signature: _____/_____

Date: _____/Date: _____

Tenant/Lessee Signature: _____/_____

Date: _____/Date: _____

Please submit the lease executed along with Lease Extension to the
POA Office at least 30 days prior to the start of the extension for approval.