

NOTICE OF INTENT TO RENT CO-OP UNIT

DATE: _____ Unit owner's name: _____

Lot #: _____ Unit address: _____

RENTAL PERIOD: From date: _____ To date: _____

All prospective renters must be pre-approved by the Board initially, and then must be approved annually.

- The annual approval process includes a background report (paid for by perspective tenant) and a credit report.
- Rental/Lease agreements must be for 12 months only. The lessee(s) shall be re-interviewed at least one month before the expiration of each 12 month lease period, and that lessee is subject to approval annually.
- Should the Kove Board disapprove another 12 month lease, the Unit Owner is responsible for terminating the lease with 30 days.

I understand that by subletting my Unit that I have passed on to the Sub-lessee the rights covered in lease that I now hold, except for voting interest. I understand and acknowledge that in the event Sub-lessee defaults in any manner or does not abide by Park Rules that I, as an Association Member, will be responsible for all actions and will reimburse the Association for any charges against the Sub-lessee. I also understand that I forfeit my right to use this Unit or any of the Association facilities during the rental period stated above and the use of such requires the consent of the Board of Administration.

Further, I/we understand that the Sub-lessee has no voice or vote in the Association's administration or operation. However, Sub-lessee will be permitted to use the Park's facilities. All Sub-lessee applicants must be 55 years or older and submit Lessee's application and personal information.

OWNER(s) Printed Name: _____

OWNER(s) Signature: _____ Date: _____

LESSEE(s) Printed Name: _____

LESSEE(s) Signature: _____ Date: _____

Date received in Kove office: _____ Received by: _____

Board approvals:

Board Member Signature

Date

32. RENTING (SUBLETTING USE OF MEMBERS UNIT):

a. A lessee shall not sublet their Unit in whole, or in part, for less than twelve (12) months, or occupy the Unit within the term of the authorized sublet, without the permission of the Board of Administration or, if Board fails or refuses to give such consent, the consent of members entitled to exercise at least a majority of the then authorized votes in lessor. See Proprietary Lease, paragraph (a) amended, and paragraph (b).)

b. Use of Unit: The Unit (Premises) shall be used as a private dwelling by no more than two people. No boarders are permitted. In no event shall more than one married couple; two related unmarried individuals; or one cohabitating couple own, lease or occupy a Unit without written consent of Kove Association. All individuals not named on the lease must be approved by the Board of Administration prior to occupancy. (See Kove Association Rules and Regulations, Page 2, Rule 12, subsections (a) through (e) for rules covering all Unit guests, including family). (4/11/2019)

c. Potential tenants (renters), as well as anyone desiring to be admitted to the Kove, via BOA exception if eighteen (18) years of age or older, shall be subject to the same Administration checks as potential members:

1. Submit an application and Kove Form 32c
2. Provide a credit report to the Board
3. Pay for the cost of a background check or, if healthcare worker, provide one from employer
4. All leases are granted for twelve (12) months, and any renewal of said lease shall reapply for approval thirty (30) days before the expiration of the previous lease with the same qualifications as a new rental.

Renters, if approved, assume all use rights, and the unit owner does not have such use except as a guest. (See Florida Statute 719.105 (3)) (7/10/2023)

d. This rule will not apply to existing Lease to Own contracts, and lease to own contracts will not be allowed in the future. (7/10/2023)