

# Sea Breeze South Apartments Condominium, Inc.

c/o Volhr Corporation  
1000 North Collier Blvd. Suite 9  
Marco Island, Florida 34145  
Phone: (239) 389 – 3600 Fax: (239) 394 – 4110  
Email: Maintenance@VolhrCorporation.com

Unit Owner Name: \_\_\_\_\_ Building/Unit #: \_\_\_\_\_

Lease Dates: \_\_\_\_\_ To \_\_\_\_\_

LEASE TERM: Minimum Rental: 1 Month / Maximum Rental: 1 Year

The Following is Required 20 Days prior to the unit being occupied: Fully completed Application, Copy of Lease Agreement, Completed Background Authorization Form for each Applicant/spouse, Non-Refundable Application Processing Fee: \$100.00 Payable to Sea Breeze South.

In accordance with the Declaration of Condominium, the applicant represents that the following information is true and correct, and consents to further investigation concerning this information including appropriate credit and security checks that may be necessary for approval of this request. All Leases MUST be approved by the Board of Directors at Sea Breeze South. Tenants may not occupy unit until lease is approved. Vehicles need to be registered at the Sea Breeze South Office. Tenants may not have pets.

Owner's Name: \_\_\_\_\_ Phone Number : \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Tenant Name: \_\_\_\_\_

Tenant Current Address: \_\_\_\_\_

Ph #: \_\_\_\_\_ Cell #: \_\_\_\_\_ Email: \_\_\_\_\_

Home Address \_\_\_\_\_

Have you rented here before? \_\_\_\_\_ Y/N If yes, when? \_\_\_\_\_ Number in party: \_\_\_\_\_

Please list names of all Occupants and Ages: \_\_\_\_\_

Emergency Contact Name & Phone Number \_\_\_\_\_

Make, Model, State, & License Plate # of Vehicle/s \_\_\_\_\_

Have any of the persons listed above been convicted of a felony? \_\_\_\_Y \_\_\_\_N

Name of Rental Agency & Phone Number \_\_\_\_\_

By my signature below, I acknowledge receipt of the Rules & Regulations of Sea Breeze South Condominium and agree to abide by all Rules and Regulations, during my stay. In the event that I or my guests commit actions that are in violation of the governing documents, the Board of Directors, at its discretion, may declare my Lease canceled and I shall vacate the residence immediately. Absolutely no motor homes, conversion vehicles, boats, or commercial vehicles are allowed to be kept on the property.

RENTERS ARE NOT PERMITTED TO HAVE PETS. OWNERS ARE RESPONSIBLE FOR THEIR TENANTS ACTIONS AND DAMAGES.

Date \_\_\_\_\_ Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_ Signature of Owner \_\_\_\_\_

APPROVED \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_ Title \_\_\_\_\_

02/21/18

PLEASE SIGN AND RETURN THE ATTACHED "Abbreviated Rules & Regulations"

**Sea Breeze South**  
**Abbreviated Rules & Regulations**

(See Booklet "Rules and Regulations" for complete listing and explanation)

1. Advance written notice must be submitted to the SBS Board prior to any lease, rental or purchase. The application must include names of all occupants, occupancy dates, home address, contact telephone number, and application fee.
2. No unit may be leased more often than twelve (12) times in a calendar year, with the minimum lease term being (30) consecutive days.
3. Occupancy limits are: Efficiency-3 persons. 1 bedroom-5 persons; 2 bedrooms-7 persons.
4. All owners, renters and guests must register in the SBS Office upon arrival.
5. Care should be exercised at all times to minimize noise. All are expected to conduct themselves in a manner that will not be disturbing to others.
6. Fish cleaning is not permitted in the units or on SBS property.
7. Each unit is assigned one permanent parking space. Guest spots are available to anyone on a first come basis and cannot be reserved. Trucks over  $\frac{3}{4}$  ton, commercial vehicles, boats, trailers, motorcycles, scooters motorbikes and campers are not permitted at Sea Breeze South.
8. Use of condominium association water to wash cars is strictly prohibited.
9. Everyone must use the walkways and not cut across the grass.
10. Any oil leakage or other damage to the parking lot by you, your car, or guests will be repaired and billed to the owner.
11. The cost of repair of any damage to the common areas or equipment by the owner or guest will be charged to the owner.
12. All pets must be registered in the SBS Office. All pets are required to be on a leash at all times when out of your condo unit. Control all pet noise and clean up after your pet. Renters-no pets.
13. All trash must be properly disposed of in the dumpsters. All recyclable items must be put in the recycle bins next to the laundry rooms by K, L, M, N, O or T, V buildings.
14. Bicycles and all other non-medical wheeled implements are not allowed to be used on SBS walks, walkways, recreational area or parking areas.
15. The area under the stairwell may be used to store bicycles when your unit is occupied. If there is no room under the stairs or you are not occupying your unit the bicycle should be stored in your unit.
16. All bicycles must be locked and clearly identified with your unit number. Tags available in the office.
17. Nothing may be stored on the walkways, under the stairs in the storage room walkway.
18. When your unit is occupied you may place 2 small chairs, one small table with a small plant on it in front of your unit. If you anticipate guests you must store the extra chairs in your unit or your locker.
19. Rugs, clothing and towels must not be hung from railings or left on lawns and shrubbery.
20. No signs may be placed in or on your windows. No antennas or satellite dishes are allowed on the exterior of the buildings.
21. All owners, guests and renters are to follow all pool rules and rules posted in the laundry room.

I/We have read these abbreviated Rules and Regulations and have received a complete copy of all SBS Rules and Regulations which we will adhere to and comply with.

Signed \_\_\_\_\_

\_\_\_\_\_  
SBS Office Staff

\_\_\_\_\_  
Date