

26 Edgewater Condominium Association, Inc.

INSTRUCTIONS FOR SALE/RENT APPLICATION

1. Print all information legibly. (If application is not properly completed, processing may be delayed) **Processing time: 7 business days.**
2. Once approved all tenants or buyers must be interviewed by the manager.
3. Please provide the following documentation with the application:

One application per adult

The fee is \$100.00 per unit, plus \$50.00 for each adult (18 years old or older) who will reside in the unit. (All Buyer(s) and Tenant(s) MUST BE screened and approved by the Association)

Please make money order or cashier check payable to Metro Consulting & Management, Inc.

Fill out and sign Moving In / Out form.

All applicants that do not have a social security number must provide a copy of their passport and visa.

A copy of the Purchase or Lease contract signed by both parties.

A copy of a picture ID for all individuals on the application.

Initials on the bottom of the Rules & Regulations (every page)

26 Edgewater Condominium Association, Inc.

Unit No. _____ Occupancy Date _____ Term Date _____

Application for Occupancy (Purchase/Rent)

Date _____

IMPORTANT: Each co-resident/co-applicant must submit separate applications.

PERSONAL INFORMATION

Applicants Name _____ Date of Birth _____ SS No _____
First Middle Last

Email Address _____ Phone (____) _____

Marital Status _____ Driver License No _____ State _____

Spouse's Name _____
First Middle Last

Other Occupants

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Name _____ Age _____ Relationship _____

Have you, the co-applicant(s), and/or any occupant(s) ever been arrested, charged and/or convicted of a crime? _____ If Yes, Provide detailed explanation in a separate sheet

EMERGENCY CONTACT

Name _____ Relationship _____ Phone (____) _____

RESIDENT HISTORY

Present Street Address _____ City _____ State _____ Zip _____

To/From _____ Monthly Payment \$ _____ Landlord's Name _____
Phone (____) _____ Reason For Moving _____

Previous Street Address _____ City _____ State _____ Zip _____

To/From _____ Monthly Payment \$ _____ Landlord's Name _____
Phone (____) _____ Reason For Moving _____

Have you and/or the co-applicant(s) ever been evicted from any property? _____ If Yes, Provide detailed explanation in a separate sheet

26 Edgewater Condominium Association, Inc.

EMPLOYMENT HISTORY

Present Employer _____ Supervisor _____
Address _____ Phone (____) _____
Position _____ Date of Employment _____ Gross monthly salary \$ _____

PERSONAL REFERENCES

Name _____ Phone (____) _____ Phone (____) _____
Name _____ Phone (____) _____ Phone (____) _____

VEHICLE INFORMATION

Year _____ Make _____ Color _____ Tag No _____ State _____ Registered to _____
Year _____ Make _____ Color _____ Tag No _____ State _____ Registered to _____

PET INFORMATION

Do you own pets? YES ___ NO ___

Name _____ Breed _____ Color _____ Size/Weight _____ Rabies Tag Number _____
Name _____ Breed _____ Color _____ Size/Weight _____ Rabies Tag Number _____

Applicant(s) has submitted the sum of \$ _____, which is non-refundable payment for credit check/background check processing and verification of the application. Metro Consulting & Management, Inc. on behalf of 26 Edgewater Condominium Association, Inc. is hereby authorized and given the right to verify by reasonable means all of the information disclosed by the applicant(s) including but not limited to credit check, criminal history, eviction-civil records, landlord verification, and verification of employment; in this application, any additional documents in the application packet, exhibits and/or attachments. Applicant(s) certify that all of the information disclosed to Metro Consulting & Management, Inc. is true and correct. Furthermore, applicant(s) certify it has not knowingly omitted any information from this application, any additional documents in the application packet, exhibits and/or attachments.

Applicant Signature _____ Date _____

Interviewed by _____ Date _____

26 Edgewater Condominium Association, Inc.

MOVE IN/MOVE OUT PROCEDURES

Circle One: Moving In / Moving Out

Date Requesting: _____ Time: _____ to _____

- All move-ins, move-outs, and deliveries must be scheduled in advance with the Management Office. Days and Hours permitted are:

Monday thru Friday from 9:00 AM to 4:00 PM

- Notice of move-in and move-out must be given at least 5 days prior in order to properly schedule a reservation for the designated service elevator. Other deliveries must be scheduled no less than 3 days in advance.
- Access to the building by contractors, service or trades person(s) is obtained by first scheduling their arrival with Management, providing proof of insurance, licensure, and City Building Department permits (if required)
- Moving vehicles are permitted to park in the designated areas **ONLY** and **MUST NOT** park on or block driveway entrances or obstruct any other parking areas
- All work including cutting, painting, carpeting, etc. must be performed inside the residence or off the premises. Common area foyer, hallways, stairwells, and balconies are not available as a work area.
- No disposal of any construction or building materials is permitted in the common hallways, stairwells, or down the trash chute. Moving or Delivery Companies are responsible for the disposal of boxes and packing materials. Call the Management Office for assistance and instructions with the disposal of boxes and packing materials. Management reserves the right to ask moving or delivery personnel to leave the property and/or deny future access to ensure orderly move-ins, move-outs, and deliveries.

I/We understand and are aware of the Associations Move In/ Move Out Procedures and agree to abide by them.

Signed this _____ day of _____, 20_____
Name Printed: _____ Unit Number: _____
Signature: _____ Telephone #: _____

Office Use Only:
Approved By: _____ Date: _____ Signature: _____

26 Edgewater Condominium Association, Inc.

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. RULES AND REGULATIONS:

- a. Violations should be reported, in writing, to the Board of Directors of the Association.
- b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. FACILITIES:

The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, their lessees and their respective family members and guests. No guest of any unit owners shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee or unless the guest has been registered with the Board of Directors. Any damage to the buildings or to the common elements or equipment caused by any unit owner, lessee, or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible unit owner.

3. NOISE:

Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Developer. In any event, each unit owner shall have the duty of causing there to be placed underneath such floor covering, so as to be between any such floor covering and the concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proof. Radios, televisions and other instruments which may create noise should be turned down to a minimum volume between the hours of 10:30PM and 8:00AM. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided.

26 Edgewater Condominium Association, Inc.

4 OBSTRUCTIONS:

The parking areas, sidewalks, entrances, driveways, passages, patios, balconies, courts, vestibules, corridors and halls shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisements shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. Subject to the provisions of the Telecommunications Act of 1996, no radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium or the roofs thereon, except for installations constructed thereon by the Developer and/or by agents of the Developer.

5 CHILDREN:

Children are not to play in the parking areas, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

6 DESTRUCTION OF PROPERTY:

Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

7 EXTERIOR APPEARANCE:

The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without the prior consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved by the Association. Subject to the provisions of the Telecommunications Act of 1996, no television microwave, satellite system or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium, except for installations constructed therein by the Developer and/or by agents of the Developer in the ordinary course of business.

26 Edgewater Condominium Association, Inc.

8 SIGNS:

There shall be no “ For Sale” or “For Rent/Lease” signs exhibited, displayed or visible from the exterior or the exterior of the condominium, except for signs displayed by the Developer and/or by agents engage by the Developers (until such times as Developer is no longer offering Units for sale in the ordinary course of business in any portion of the Condominium Property, and thereafter by the Board).

9 CLEANLINESS:

All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposal shall be used in accordance with instructions given by the Association.

10 WINDOWS AND BALCONIES:

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or windows sills; except that unit owners may display one (1) portable, removable United States flag in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may display in a respectful way portable, removable official flags not larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy Air Force Marine Corps. or Coast Guard, regardless of any provisions of the Declaration of Condominium or the Rules and Regulations dealing with flags. Unit owners shall remove all loose objects or movable objects from the balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows or terraces. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces. No balconies or terraces may be enclosed, except by the Developer. Unit owners may also attach a religious object on the mantel of frame of the unit owner’s door not to exceed 3 inches wide, 6 inches high and 1.5 inches deep.

11 INGRESS AND EGRESS:

Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owners or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

12 STORAGE AREAS:

Nothing shall be places in the storage areas, if any, which would create a fire hazard.

26 Edgewater Condominium Association, Inc.

13 BICYCLES:

Bicycle must be placed or stored in the designated areas, if any.

14 ATTIRE:

Unit owners, their lessees, their family members and guests shall not appear at or use the lobby areas or the recreational facilities, except in appropriate attire. No bare feet are allowed in the parking areas, in the lobby areas or on the stairways.

15 PLUMBING:

Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.

16 TRASH:

All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 7:00AM and 11:00PM.

17 ROOFS:

Unit owners (other than the Developer and/or agents of the Developer), their lessees, their family members and guests are not permitted on the roofs for any purpose whatsoever.

18 SOLICITATION:

There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

19 EMPLOYEES:

Except as many otherwise be permitted by the Association, employees of the Association shall not be sent out of the buildings by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

26 Edgewater Condominium Association, Inc.

20 FIRE DOORS:

Unit owners, lessees, and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

21 SWIMMING POOL:

Unit owners, their lessees and their guests using the swimming pool shall do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

- a. Unit owners and lessees are prohibited from bringing children under sixteen (16) years of age to the swimming pool and leaving them as they are expected to personally supervise their children.
- b. Swimming in the pool is permitted only between the hours posted.
- c. A child who cannot safely swim may not be brought to the swimming pool unless accompanied, at all times, by an adult. Such a child cannot enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire.
- d. All persons using the swimming pool must be appropriately attire.
- e. All persons must shower thoroughly before entering the swimming pool.
- f. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
- g. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
- h. Animal are not permitted in the general swimming pool area.
- i. Running, jumping, skating or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
- j. Beverage or food is not to be consumed pool side, except with the permission of the Board of Directors.
- k. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- l. Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the swimming pool.

26 Edgewater Condominium Association, Inc.

22 MOTOR VEHICLES:

No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. All vehicles shall be parked within the painted lines and pulled up closed to the bumper. As a security measure, all automobile doors should be locked.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property.

23 HURRICANE PREPARATIONS:

Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutter. All storm shutters which may be approved by the Board of Directors shall be white in color, and shall be an accordion type storm shutter. Storm shutter shall only be installed during hurricane "watch" and hurricane "warning" situations.

The Board of Directors may, subject to the provisions of Section 718.3026 Florida Statutes, and the approval of a majority of voting interests of the Condominium, install hurricane shutters and may maintain, repair, or replace such approved hurricane shutters, whether on or within common elements, limited common elements, unit or Association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, the Board of Directors may not install hurricane shutters. The Board of Directors may operate shutters installed pursuant to this Paragraph No. 23 without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association property.

26 Edgewater Condominium Association, Inc.

HURRICANE PREPARATIONS continued:

The expense of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this Paragraph No. 23 of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the pro rata share of expenses for hurricane shutters installed on common elements and association property by the Board of Directors, and shall remain responsible for a pro rata share of the replacement, operation, repair and maintenance of such shutters.

24 PEST CONTROL:

All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly schedule times, to perform pest control services.

25 COOPERATION WITH BOARD OF DIRECTORS:

All unit owners and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out schedule for the moving of furniture and furnishings.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable and compliance with the foregoing Rules and Regulations is mandatory. The restrictions imposed are for the mutual benefit of all.

26 Edgewater Condominium Association, Inc.

PETS POLICY:

No pets or animal weighing in excess of forty (40) pounds and no type of exotic pet or exotic animal shall be kept or harbored on the Condominium Property or within the confines of a Unit, without the prior written consent of the Association. Such consent may be given upon such conditions as the Board of Directors may direct, in the sole discretion of the Board of Directors, shall be only for the particular pet specified in the consent and shall be deemed provisional and subject to revocation at any time. In addition, not more than one (1) pet may be kept or harbored within a Unit. Notwithstanding the foregoing, in no event shall: (i) Pit Bulls; (ii) Doberman Pinchers; (iii) German Shepherds; (iv) Rottweilers; or (v) any variation of the types of dogs specified in subparagraphs (i) through (iv) be permitted at any time upon the Condominium Property or within the confines of a Unit.

SIGNATURE: _____

NAME: _____

DATE: _____