

COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC.

LEASE APPLICATION

COMPLETED APPLICATION MUST BE DELIVERED AT LEAST FIFTEEN (15) DAYS PRIOR TO OCCUPANCY

TO: Ameri-Tech Community Management - (727) 726-8000 -

24701 US Highway 19 N Suite 102 Clearwater, FL 33763

A \$150.00 Application/Background check Fee (Non-Refundable) Payable to: COVERED BRIDGE PROPERTY OWNERS ASSOCIATION, INC., along with a copy of a Lease Agreement, Lease Addendum Agreement and Background Check Form must accompany this completed application.

**\*NO OCCUPANCY PRIOR TO APPROVAL\***

**\*\*AN INCOMPLETE APPLICATION MAY CAUSE A DELAY IN OCCUPANCY\*\***

Unit Owner: \_\_\_\_\_ Address: \_\_\_\_\_

Name of Renter: \_\_\_\_\_

Name of Spouse: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Period of lease: From \_\_\_\_\_ To \_\_\_\_\_ Number of People to Occupy Unit: \_\_\_\_\_

Number of Automobiles to be parked at Covered Bridge: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ License: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ License: \_\_\_\_\_

Pet: (Must have Association approval) Breed: \_\_\_\_\_ Weight: \_\_\_\_\_

Contact in Case of Emergency: \_\_\_\_\_ Phone: \_\_\_\_\_

Place of Employment: \_\_\_\_\_ Phone: \_\_\_\_\_

Bank Reference: \_\_\_\_\_

Other References: \_\_\_\_\_

Leasing Agent: \_\_\_\_\_

(If Applicable) (Name) (Address) (Phone)

**The above application must be submitted at least two weeks prior to lease date. Leases must be for a period of not less than one year.**

It is expressly understood that a lease must be for a period of not less than one (1) year and that no unit or any part of a unit may be subleased. It is also understood that no more than one (1) dog under 20 lbs. or two cats may be kept within the community. No commercial or recreational vehicles, boat, and/or boat trailer or commercial truck over ¾ ton shall be kept on the property.

I, the Lessee, have read the Covenants, Conditions, Restrictions and Easements for Covered Bridge Property Owners Association, Inc. and expressly agree that any failure to abide by the terms and conditions imposed by them will be cause to revoke the lease. By signing this, the Lessee and the Owner certify that the lease is for a period of not less than one (1) year and that any false or misleading statement will automatically void approval of the lease and will be a breach of contract.

Signature of Lessee: \_\_\_\_\_ Date: \_\_\_\_\_

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

\_\_\_\_\_  
Date: \_\_\_\_\_

**Approval of Covered Bridge Property Owners Association, Inc.**

## LEASE ADDENDUM AGREEMENT

THIS AGREEMENT is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, between **Covered Bridge Property Owners Association, Inc.** (hereinafter referred to as "Association"), and \_\_\_\_\_ whose mailing address is \_\_\_\_\_ (hereinafter referred to as "Owner"); and \_\_\_\_\_ (hereinafter referred to as "Tenant").

**WHEREAS**, Owner is the Owner of unit(s) \_\_\_\_\_ located in **Covered Bridge** and pursuant to that certain Declaration of Covenants, Conditions, Restrictions and Easements; and

**WHEREAS**, Owner wishes to lease said Unit to Tenant for a lease term commencing \_\_\_\_\_ and expiring \_\_\_\_\_; and

**WHEREAS**, Tenant seeks to take possession under such lease; and

**WHEREAS**, the foregoing Declaration permits the Association to condition such lease upon execution and delivery of a lease, and/or lease addendum, containing certain provisions to protect the Association and residents within the community from certain events associated with the lease; and

**WHEREAS**, this Lease Addendum has been adopted by the Board of Directors of the Association, as a document meeting the terms of the Declaration under such provision.

**NOW, THEREFORE**, in consideration of the Association approving the lease of such Unit by Owner to Tenant, and for such other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Owner will furnish the executed Lease Agreement and this Lease Addendum to the Association prior to occupancy of Tenant. Tenant agrees not to occupy the premises until its delivery.

2. Tenants' lease and occupancy of the Unit is conditioned upon Tenants' compliance with:

(a) all terms and conditions contained within the Declaration of Covenants, Conditions, Restrictions and Easements above described as existing on the date hereof;

(b) the Articles of Incorporation and By-Laws of the Association;

(c) all Rules and Regulations duly adopted by the Association and/or the membership, governing the community; and

(d) all applicable laws and ordinances including, but not limited to, the landlord/tenant laws of the State of Florida and Chapter 720, Florida Statutes (Homeowners Associations), as all may be amended from time to time.

3. Owner acknowledges that he/she is responsible for the actions of his/her Tenant(s) and shall be responsible to insure that Tenant(s) comply with all of the governing documents, rules, and laws above described, including responsibility for any damages which may arise from Tenants' noncompliance.

4. Owner irrevocably appoints the Association as his/her agent or attorney-in-fact in his/her place and stead to terminate the tenancy of the Tenant(s) and evict them if said tenant(s) violate any of the requirements described in paragraph (2) hereof. The determination of whether a violation has occurred shall be within the sole discretion of the Board of Directors. Owner acknowledges his/her liability, under this document, for all costs and reasonable attorney's fees incurred by the Association in connection with the termination of the lease or tenancy and the eviction, should such action be required by the Association.

5. This lease addendum shall not obligate the Association to commence such proceedings against a noncomplying tenant, nor shall it relieve the Owner of his/her obligation to terminate the lease and evict the Tenant(s) for any of the above-described violations upon demand of the Association.

6. It is agreed by all parties hereto that should Owner at any time become delinquent in the payment of any sums and assessments due to the Association during the term of the Lease Agreement, upon written demand by the Association, Tenant shall pay rental payments directly to the Association until such time as it is notified that sums and assessments due to the Association by Owner are current. Association is hereby granted the full right and authority to demand and receive the entire rent due from the Tenant and deduct from the rent all assessments, interest, late charges and attorney's fees and costs, if any, due to the Association. The balance, if any, shall be forwarded to the Owner at such address as the Owner may designate in writing. At such time as the delinquency no longer exists, the Association shall cease the demand and payments shall again be made by the Tenant directly to the Owner.

THIS AGREEMENT is executed the day and year first above written.

Witnesses:

**COVERED BRIDGE PROPERTY OWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name and Title

**OWNER**

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

**TENANT**

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Witness

\_\_\_\_\_  
Printed Name

DATE \_\_\_\_\_

CUSTOMER NUMBER \_\_\_\_\_

# TENANT INFORMATION FORM

I / We \_\_\_\_\_, prospective  
buyer(s) / tenant(s) for the property located at \_\_\_\_\_  
Managed By: \_\_\_\_\_ Owned By: \_\_\_\_\_

Hereby allow TENANT CHECK LLC and or the property owner / manager to inquire into my /our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK LLC has made an inquiry.  
I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK LLC now or in the future.

PLEASE PRINT CLEARLY

<u>FIRST TENANT INFORMATION:</u>	<u>SECOND TENANT INFORMATION:</u>
SINGLE _____ MARRIED _____	SINGLE _____ MARRIED _____
SOCIAL SECURITY #: _____	SOCIAL SECURITY #: _____
FULL NAME: _____	FULL NAME: _____
DATE OF BIRTH: _____	DATE OF BIRTH: _____
DRIVER LICENSE #: _____	DRIVER LICENSE#: _____
CURRENT ADDRESS: _____ _____ HOW LONG? _____	CURRENT ADDRESS: _____ _____ HOW LONG? _____
LANDLORD & PHONE: _____	LANDLORD & PHONE: _____
PREVIOUS ADDRESS: _____ _____ HOW LONG? _____	PREVIOUS ADDRESS: _____ _____ HOW LONG? _____
HAVB YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	HAVB YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO
HAVB YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO	HAVB YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO
SIGNATURE: _____	SIGNATURE: _____
PHONE NUMBER: _____	PHONE NUMBER: _____

<p>TENANT CHECK HOURS OF OPERATION:  MONDAY - FRIDAY: 9:00a.m. - 5:30p.m.  SATURDAY: 11:00 a.m. - 4:00p.m.  ALL ORDERS RECEIVED AFTER 3:00p.m (2:00p.m. on Sat.)  WILL BE PROCESSED THE NEXT BUSINESS DAY</p> <p><b>TENANT CHECK FAX#: (727) 942-6843</b></p>	<p>IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TORE-PULL THE REPORT.</p> <p>A CREDIT REPORTING SERVICE PROVIDING CREDITREPORTS FOR REALTORS/PROPERTYMANAGERS/APARTMENTCOMPLEXES/MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS</p>
---	---

# Covered Bridge Townhomes Property Owners Association, Inc.

## Rules & Regulations

### A Deed Restricted Community

This summary is provided as an update to some important community regulations and neighborhood etiquette. We want to thank everyone for their efforts to maintain these standards in Covered Bridge, and enjoy everything our neighborhood has to offer. Please post these rules in your unit to make any renters aware of the following items that owners are held accountable for. For further information please refer to your copy of the Declaration of Covenants.

- 1.) Owner's accounts will be deemed late after 30 days
  - a. Midway Services (water & sewer) & HOA dues
- 2.) The following items are **not permitted** on any lot, or on the common property:
  - a. RVs, Boats, Personal Watercraft, Mobile Homes, or trailers
  - b. Commercial work vehicles with lettering (unless covered)
  - c. Temporary structures, out-buildings, or athletic equipment
  - d. Above ground propane or gas tanks (except gas grills) unless approved and hidden from view.
  - e. Fireworks or illegal activities
- 3.) The HOA Architectural Review Committee (ARC) must review all requests for:
  - a. TV/Radio antennas & satellite dish installations
  - b. Installation of fences, patio extensions, lighting, landscaping, and exterior enhancements.
  - c. Window tinting
  - d. Outside clothes/laundry drying
- 4.) The Property Management company, Ameri-Tech must be notified when owners:
  - a. Move in or out
  - b. Post "For Rent" or "For Sale" signs on their property
  - c. Have a POD, moving truck, or have any other commercial moving assistance
  - d. Need gate remotes, pool keys, or any other assistance
  - e. Rental/Tenant approvals
- 5.) Garbage pickup is currently once a week, NO garbage cans are to be stored/left outside of an owners unit
- 6.) Common areas cannot be used for private use
- 7.) Parents & Guardians are responsible for all actions of their minor children at all times in & about the community, this includes the pool (no lifeguard on duty).
- 8.) Parking at Covered Bridge
  - a. Do not park on the grass, sidewalks or common property
  - b. Street parking is not allowed
  - c. All family members are to park on their own property or lot
  - d. Misuse of guest parking may result in towing at owner's expense
- 9.) Pool hours are from dawn to dusk, no exceptions
- 10.) Garages may not be converted into living areas, and garage doors are not to be left open for extended periods of time
- 11.) Pets are limited to 1 dog (20 pounds max) or 2 cats (max.), and all pet waste must be picked up. It is Pinellas County law, and HOA code
- 12.) Please respect the posted speed limit on the property and be careful of pedestrians & children

Please contact the property management company with any concerns regarding Covered Bridge. The HOA will promptly address your inquiry. Ameri-Tech Community Management - 727-726-8000