

Islands End Condominium Association

Alliant Property Management, LLC
13831 Vector Avenue
Ft. Myers, FL 33907
(239)454-1101 * Fax (239)454-1147

APPLICATION FOR LEASE APPROVAL

*****Note: In accordance with the governing documents of the association, please submit this form with ALL required enclosures, at least FIFTEEN (15) DAYS prior to start of lease, to allow for processing time. Approval must be received prior to occupancy.**

****** NO PETS ALLOWED ******

Please make sure application is completely filled out. An incomplete application will cause delay in processing.

Current Owner of Record _____ Unit _____ Building _____

Term of Lease: From: _____ To: _____

Applicant's Name _____

Spouses or Co-Applicant Name _____

Applicant's Present Address _____

City _____ State _____ Zip Code _____ Phone _____

Drivers License # _____ State _____

Co-Applicant's Drivers License # _____ State _____

Occupants other than applicants:

Name _____ Relationship _____

Name _____ Relationship _____

Employer _____ Phone _____

Address _____ Position _____

Note: If retired, enter former Business or Profession in the above area.

Financial reference _____

Address _____ Phone _____

Auto #1: Make _____ Color _____ Yr. _____ State _____

Auto #1: Make _____ Color _____ Yr. _____ State _____

If vehicle(s) unknown due to future rental, etc., please write in "RENTAL", etc.

Please note: Renter and Owner will be responsible for damage caused by vehicles they bring or cause to be brought onto the property of Islands End Condominium Association which leak fluid, other than water, onto the pavers and stain same. _____ (please initial)

Signature of Applicant _____

Signature of Co-Applicant _____

Rental Agent _____ Phone _____

Address of Rental Agent _____

City _____ State _____ Zip Code _____

The following items MUST be included at the time the application is submitted for approval, at least 15 days prior to occupancy.

_____ \$25 rental administration fee made payable to Islands End
_____ \$25 processing fee made payable to Alliant Property Management LLC
** All fees are non-refundable. **

_____ FULLY COMPLETED APPLICATION

_____ COPY OF LEASE AGREEMENT

_____ SIGNED AGREEMENT OF RECEIVING AND ABIDING BY THE RULES AND REGULATIONS

ACTION OF THE BOARD OF DIRECTORS

APPROVED _____ NOT APPROVED _____ DATE: _____

BY: _____ BOARD POSITION _____

ISLANDS END CONDOMINIUM ASSOCIATION, INC.

RECEIPT OF RULES AND REGULATIONS

I/we have received and accepted the Rules and Regulations as stated in the governing documents for Islands End Condominium Association, Inc.

Print Name

Print Name

Signature

Signature

Date

Date

ISLAND'S END CONDOMINIUM ASSOCIATION, INC.

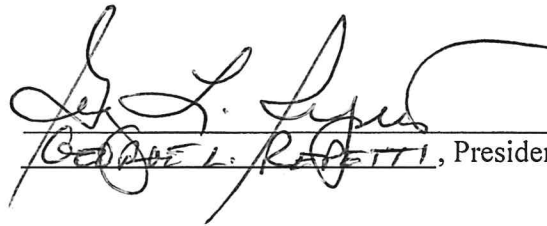
**WRITTEN NOTICE OF
VOTE TO FOREGO FIRE SPRINKLER SYSTEM RETROFITTING**

This Notice is being sent to each Owner of a Unit in Island's End, A Condominium which is operated by Island's End Condominium Association, Inc., to notify each Owner that the Association has received the affirmative vote of a majority of all voting interests in the Association to forego retrofitting of the common elements, association property, or units of the condominium with a fire sprinkler system, as allowed by Section 718.112(2)(1), Florida Statutes (2015).

A copy of this Notice must be provided by the Unit Owner to any new Owner prior to closing and furnished to any tenant or lessee, prior to entering into a rental agreement.

Dated: March 14, 2016.

BY ORDER OF THE BOARD OF DIRECTORS



GERALD L. RAFFETTI, President

**ISLAND'S END CONDOMINIUM HOUSE RULES ALL OCCUPANTS
(OWNERS, RENTERS, GUESTS)**

Revised on May 5, 2006.

The following is a list of House Rules for condominium owners, renters and guests. The Board will strictly enforce the rules. Your cooperation will be greatly appreciated. Owners who rent must make these rules available to tenants. Owners who rent may add individual rental rules to these for their respective condos. Additional copies of these rules will be available in the Maintenance Office opposite the newspaper machines under building one.

ALL RULES SHOULD BE POSTED IN EACH UNIT FOR RENTERS AND/OR GUESTS TO READ AND FOLLOW.

1. **GUESTS** - Owners may rent units for no less than one month. Immediate family members of condo owners may visit without limitation as to frequency or numbers. All other houseguests shall not be permitted for more than an "occasional" visit in numbers that shall exceed the number of bedrooms in the unit, multiplied by two plus one. (Example: 2 bedrooms x 2 persons + 1 person = 5 persons TOTAL). All owners (with the exception of year-round residents), renters and guests must sign in on arrival and sign out on departure. A Registration Book is located in each lobby.

2. PARKING –

- a. Automobiles may be parked only in the areas provided for that purpose.
- b. Guests shall park in lot adjacent to tennis courts.
- c. Trucks, boat trailers or other conventional non-private passenger vehicles, such as trailers and/or motor homes, shall not be parked in the parking areas. Commercial vehicles may load and unload near each building but must then park in the guest parking area. Trailers may be parked in guest parking for no more than forty-eight hours for loading or unloading if approved by a Board member.
- d. Boats and other water vessels shall not be maintained in the automobile parking area or in the common area.
- e. Owners' motorcycles and motor scooters may be parked in the owner's spot if there is room to do so without impeding adjacent parking spots in any way. Otherwise, they must be parked in guest parking.
- f. All other vehicles, including work or service vehicles with the exception of restrictions in 2C above, shall only be parked in guest parking area.
- g. Cars can be washed in the space provided next to guest parking.
- h. Bicycles shall be parked and maintained only at the bicycle racks provided.

POOL AND SPA hours are 9a.m. to 9:00p.m.

PLEASE REVIEW POOL RULES POSTED IN THE POOL AREA. They must be adhered to. There is no diving or ball playing allowed. In accordance with Florida law, food and beverages (with the exception of water) and glass containers are not permitted in the pool area. Use of RECREATIONAL FACILITIES of the general common elements will be in such manner as to respect the rights of other unit owners.

There shall be no restriction as to minimum AGE OF CHILDREN who may live at or visit Island's End Condominium. It is well recognized, however, that children, particularly young children, may become a source of annoyance to adults, just as adults may become a source of annoyance to each other. Children, largely for their own safety, as well as peace of mind of others, need to be supervised. For this reason, an adult shall regulate the activities and behavior of all children upon the condominium property. The administrators or their designated representative Condominium officials shall at all times have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child, remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of 12 years be permitted in the pool or spa area without adult supervision.

6. **NOISE** - No occupant may make or permit any disturbing noises in the building that will interfere with the rights, comforts, and conveniences of other occupants. No owner may play any instrument, stereo, radio, or

television set in their unit between the hours of 11:00pm and the following 8am if the same shall disturb or annoy any other occupants of the condominium. Radios may be played in pool area with earphones only.

7. **PETS**- Renters and guests are not permitted to have pets. Unit owners, when walking pets on any of the common areas, should do so in a manner to respect the rights of other owners and preserve the integrity and cleanliness of the common areas of the association. By Florida law, pets on the beach must be leashed and leashes must be no longer than six feet. Pets are permitted in the Pet Walking Area (guest parking area). Pet walking areas in the guest parking area should be utilized. Owners who have pets must clean up after the pets on condominium property.

8. **GARBAGE, TRASH AND RECYCLABLES** - Garbage and trash must be placed in tied plastic bags before placing it in chutes near elevators. Cardboard boxes must be broken down so as to use much less space, and placed inside dumpsters. Recycling bins are located in the garage area. There is one bin for paper and another for glass and metal cans garbage cans or other articles shall be kept in the halls or on staircase landings, nor shall anything be hung from windows or balconies or placed upon the windowsills. Decorations and plants will be permitted in the walkways as long as they do not impede ingress and egress.

9. To prevent slip and fall accidents from sand and water in the lobby and elevators, and to keep our buildings clean, **PLEASE DRY OFF** before entering building from pool or gulf and **PLEASE** remove excess sand from shoes. Help keep our buildings clean!

10. The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must **NOT BE OBSTRUCTED** or encumbered or used for any purposes other than ingress and egress to and from premises. **NO FIRE EXITS SHALL BE OBSTRUCTED IN ANY MANNER.** Shoe baskets will be permitted at the entrance to condos.

11. **STAIRWAYS** shall not be used for hanging garments or other objects or for cleaning rugs, etc. No wash lines will be maintained outside apartments. Garbage cans or other articles shall not be kept in the halls or on staircase landings, nor shall anything be hung from windows or balconies or placed upon the windowsills. Decorations and plants will be permitted in the walkways as long as they do not impede ingress and egress.

12. All **COMMON AREAS** inside and outside the building, including parking areas will be used only for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon. Such areas shall at all times be kept free of obstruction.

13. All draperies or window treatments, etc. shall be white or off-white in color when exposed to outside. All shutters must match the color of the outside of the building and must be approved by the Board before being purchased.

14. Absolutely no one in a multi story unit building shall be permitted any open fires, or traditional barbecue grills on the premises of his unit, including his lanai, or in any limited common areas.

15. No unit owner shall make repairs, remodel or alter his unit in any manner that will affect the appearance of the exterior of the building without the written approval of the association. Doors must be painted with uniform colors. Storm doors must be anodized aluminum in color. Owners must maintain screens in their units.

16. **THE ASSOCIATION WILL RETAIN A PASSKEY TO THE PREMISES.** No unit owner shall alter any lock or install a new lock on any door of the premises without the written consent of the Association. In case such consent is given, the unit owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the premises. Such key should be given to the maintenance man.

17. Owners who wish to **UTILIZE THE CLUB ROOM** in Phase III for personal socializing should reserve the date with the maintenance man or one of the Directors. Doors must be locked and the windows secured before leaving. Premises must be left clean. Guests and renters are not permitted to use the Club Room without owners in attendance.

18. **TENNIS COURT** -Tennis courts may be used for their intended purpose only without express permission of the Board. The surface of the courts is a specialized material that can be easily damaged consequently; tennis shoes are required on the court. Tennis court hours are between 8:00 A.M. and dusk.

ISLAND'S END CONDOMINIUM ASSOCIATION
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