

# Gardens IV of St Andrews Park @ The Plantation

## Rental Information

Managed by Argus Management of Venice, 1062 E. Venice Ave, Venice Fl 34285

Phone: 941-408-7413 – Fax: 941-408-7419 Email: melissa @ argusvenice.com

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**The minimal rental period is 3 months.** This policy is strictly enforced. Penalties may be applied to owners and renters that violate this policy.

Rental/lease of a single room or less than an entire unit is prohibited. Sub leases and time shares are also prohibited. Condominium rentals are for single family occupancy only.

**The Board of Directors must approval all rentals in advance of rental period.**

**Owners:** Please complete and submit the Rental Application to our Property Manager at least thirty (30) days prior to the proposed rental start date.

Once your renters are approved, please provide them with this rental information on pages 3 – 5 as well as the Who To Call List.

**Gardens IV of St. Andrews Park Association**  
**Rent Application**

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

Lessee(s) \_\_\_\_\_ Rental Period \_\_\_\_\_ to \_\_\_\_\_

Lessee Address \_\_\_\_\_

Email \_\_\_\_\_ Phone \_\_\_\_\_

Vehicle Information: Make/Model/Color/License Plate/State:

# 1: \_\_\_\_\_

# 1: \_\_\_\_\_

(For Lessee) **Please initial** that you understand and agree to the following:

\_\_\_\_\_ Condominiums are for single family occupancy only

\_\_\_\_\_ Minimum rental period is 3 months

\_\_\_\_\_ Commercial/recreational vehicles, trailers, boats, motorcycles and campers are prohibited. Overnight parking is restricted to passenger vehicles only.

\_\_\_\_\_ Smoking & Vaping are not permitted on Gardens IV property.

**Gardens IV Board has final approval. All rentals must be approved in advance of rental.**

**Agreement:** Please indicate that you have read and agree to abide by Gardens IV Rules & Regulations and Restrictions of Use:

Lessee(s) Signature \_\_\_\_\_ Date \_\_\_\_\_

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

**Please return this Form to Argus thirty (30) days prior to rental.** Argus Management of Venice, 1062 E Venice Ave. Venice, FL 34285 Office 941-408-7413 Fax: 941-408-7419  
[FrontDesk@ArgusVenice.com](mailto:FrontDesk@ArgusVenice.com)

Board of Directors:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ by Name/ Date \_\_\_\_\_

## General Information for Gardens IV Renters

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## General Information for Gardens IV Renters

**Clubhouse:** Located at 871 Chalmers, the clubhouse is for the exclusive use of residents and their guests. It contains space for meetings and community events that are listed on the SAP website [www.capri.us](http://www.capri.us). To reserve space in the clubhouse, contact Capri Property Management @ 941-493-0693.

The clubhouse has public internet and a lending library. The entry code for the clubhouse is 4251.

**Gas Grills:** Gas grills are available at each pool. Please clean the grills after use.

**Garbage & Recycling:** The garbage enclosure is located between 821 Montrose and 875 Tartan. It contains one large dumpster and several recycle bins. Only owners and occupants of Gardens IV units are authorized to use this dumpster. Should others be observed using our dumpster, please contact our Property Manager or a Board Member.

Sarasota County requires that garbage be placed in the dumpster in closed bags. Recyclables must be placed in the containers without bags. Cardboard boxes must be disassembled to a size less than 2' X 3' and placed in the recycle bins located behind the dumpster.

Large items such as chairs, tv's tables, mattresses and other furniture can be left by the dumpster. Please call Waste Management (941.493.4100) and indicate that an item (identify) must be picked up @ the St Andrews Park dumpster at 875 Tartan. Since a special truck picks up large items, special arrangements must be made. You may be charged for this pickup.

**Management Company:** Our Management Company is Argus Management of Venice located @ 1062 East Venice Avenue, Venice FL 34285 Telephone: 941.408.7413 / Fax 941.408.7419 / After-hours emergency: 941.364.3493 Melissa Moritz is the Property Manager.

**Noise & Odors:** Residents, renters and guests must be considerate of others. TV's, radios, music devices and conversations must be moderate, to a sound level that will not invade your neighbors' privacy.

No resident may permit objectionable noises or obnoxious odors to emanate from their unit or the common element which may cause a nuisance to the occupants of any other unit(s) in the sole opinion of the Board.

**Smoking & Vaping:** Smoking & vaping generate obnoxious odors and are not permitted on Gardens IV property. Specifically, that includes all Common Element and Limited Common Element areas.

Owners may smoke/vape inside their unit. Smoking is also permitted on Montrose Drive, Tartan Drive and Chalmers and in limited capacity at the pools; these areas are managed and maintained by St. Andrews Park.

**Parking:** Each building has 16 parking spots. Each unit has one numbered space and may use a second space as needed.

Parking spots are for parking vehicles only. They are not intended for general storage. All vehicles must be in working order and properly licensed. No vehicle repairs may be done on Association property, except for emergency repairs required before removing the disabled vehicle from the property.

Overnight parking is restricted to passenger vehicles only. No commercial trucks, trailers, motor homes, golf carts or boats permitted. Owners are responsible for any damage to parking spaces, including oil spots.

No vehicles containing business advertising are allowed except for vehicles owned or operated by professional, business or trade persons coming on the premises temporarily to perform services. No "For Sale" signs are to be displayed on vehicles.

**Pets: One dog or one cat may be allowed in any unit.** Visiting pets, no matter the length of the visit, must not cause the unit to exceed one dog or cat at any time. Caged birds and small marine animals in aquariums are permitted.

Pets must be kept on a leash and accompanied by their owner when outside the unit. No pet shall be left on a lanai when the condominium occupant is absent. Owners must pick-up after their pet.

An animal that becomes a nuisance or danger to other unit owners, in the sole opinion of the Board of Directors, such animal shall be removed from the unit immediately.

Please take all hazardous items to a Sarasota County Hazardous Waste Drop-off Center.

**Swimming Pools:** SAP maintains three swimming pools in St Andrews Park that are for the exclusive use of residents. They are located @ 896 Montrose, 871 Chalmers and 935 Tartan. As required by state law, the pool water is tested daily by a group of community volunteers. The SAP Board has instructed the contractor to set the water temperature at 85 degrees. Rules are posted at each pool. The entry code for bathrooms is 5142.

**Website:** [argusvenice.com](http://argusvenice.com) Click on Associations/Gardens IV/Public Information

**Who To Call List:** This list is available in the Public Information Section of gardens IV website and is posted on the Montrose Drive Bulletin Board in front of 821 Montrose