

THE COURTYARDS AT GONDOLA PARK CONDOMINIUM ASSOCIATION

MANAGED BY: Argus Management of Venice Inc., 1062 E.Venice Ave., Venice, FL 34285

ARGUS WEBSITE: [www.argusvenice.com](http://www.argusvenice.com) OFFICE: (941) 408-7413 EMAIL: [Melissa@argusvenice.com](mailto:Melissa@argusvenice.com)

# LEASE APPLICATION

Page 1 must be completed and signed by the Owner. Page 2 "Summary of Rules" must be read and signed by the Lessee.

I/We hereby make application to the Board of Directors for a lease of my unit in The Courtyards at Gondola Park and I/we have attached a non-refundable \$150.00 application fee made payable to: The Courtyards at Gondola Park

This application complies with the 90-day minimum and 12-month maximum leasing rule, and must be submitted to ARGUS at least 15 business days prior to the Start Date of the lease. Owners are reminded that upon completion of a lease, there must be a minimum of 90 days before the unit can be leased to a different lessee. Owners are also reminded that any revenue deriving from a lease may be subject to various taxes in Florida, for which they are responsible.

**Leasing is not allowed during the first 24 months after purchase of the unit.**

Property Address: \_\_\_\_\_

Owner's name: \_\_\_\_\_

Owner's email: \_\_\_\_\_ Owner's phone: \_\_\_\_\_

Duration of proposed occupancy: Start Date \_\_\_\_\_ Termination Date \_\_\_\_\_

Name(s) of Lessee(s) on the lease: \_\_\_\_\_

Lessee's email: \_\_\_\_\_ Lessee's phone: \_\_\_\_\_

Present address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

If less than two (2) years, prior address: \_\_\_\_\_

Number of occupants: \_\_\_\_\_ Number under 21 years of age: \_\_\_\_\_

Emergency contact name: \_\_\_\_\_ Phone: \_\_\_\_\_

	Make/Model	Color	License #	State
Vehicle 1	_____	_____	_____	_____
Vehicle 2	_____	_____	_____	_____

By signing below, I/we confirm that the proposed Lessee(s) have reviewed and understand the rules and information found in the attached "Gondola Park community – Summary of Rules". By signing the attached sheet, the Lessee(s) confirm that they will abide by all community rules.

DATE: \_\_\_\_\_ OWNER SIGNATURE: \_\_\_\_\_

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*REVIEW AND APPROVAL BY THE ASSOCIATION BOARD OF DIRECTORS*

DATE: \_\_\_\_\_ APPLICATION APPROVED: \_\_\_\_\_ DENIED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

# Gondola Park community - Summary of Rules

**This page must be read and signed by the Lessee(s).**

**Use of Units.** Restricted to single family residential use, with no more than two people per bedroom.

**Purchase or Lease of Units.** The Purchase or Lease of a unit must be pre-approved by the Association. The required forms may be found on our management web site. Requests must be received by the Association at least 15 days in advance. The minimum lease period is 90 consecutive days, the maximum 12 months.

**Guests.** All guests staying in the absence of an Owner must be registered in advance with our management company

**Pets.** Owners are allowed one domesticated pet per unit. No pets are allowed for Lessees or Guests.

**Security.** Residents must keep access gates to the Courtyards buildings closed at all times.

**Locks.** All locks cannot be changed without notice to the Association. It is your responsibility to furnish updated unit keys and/or security codes immediately to the Association, as management is required to have access to your unit.

**Parking.** Each unit has one enclosed garage for car parking. Any type of hazardous material, including standard 20 lb propane tanks, may not be stored in the garage. These garages may not be converted or used for commercial purposes. Keep garage doors closed except when entering or exiting the garage. Some additional outdoor parking is available on an availability basis. These common parking spaces may not be used for large Commercial/Recreational vehicles, including trailers, boats, and campers.

**Community Common Areas.** Pool, Tennis Court, Club House, and Activity Rooms rules are posted at each facility. At the Pool, children under 12 must always be accompanied and supervised by an adult.

**Use of Elevators.** The rear door of the Elevator must be used for moving furniture and construction materials in and out. Do not "hold" the elevator door, as this can cause the elevator to malfunction.

**Water Shutoff Required.** Water must always be turned off for absences of 24 hours or more. The shutoff valve is located over the water heater in the second bedroom of each unit. Water heaters and ice makers should be shut off for this duration.

**Hurricane Preparedness.** Unless your lanai is fully enclosed and hurricane rated, all furniture and other movable objects must be removed from lanais and lanai walls in advance of a hurricane warning. Hurricane season is June thru November.

**Barbeques.** City fire code prohibits the use of gas barbeques on the lanais or balconies. Electric grills are allowed.

**Garbage/Trash.** General trash must be properly bagged and deposited in the chutes provided on each floor. All recyclable materials must be sorted and placed in the appropriate bins in the maintenance room found in each building. Cardboard boxes must be broken down and placed neatly on the ground of the maintenance room. Owners are responsible for arranging removal of larger items.

**Good Neighbors.** All residents must follow the community rules and avoid behavior that creates a nuisance for other residents. This includes the 13 mph speed limit throughout the community, and unnecessary noise including dog barking. Owners/residents shall not display towels, clothing, flags or notices from windows or any exterior portion of the building.

**Alterations.** Any substantial alterations or enhancements to units require prior approval of the Association. Owners/residents may not make any alterations to the landscaping of Common Areas.

**Fines for Non-Compliance.** Fines may be levied against unit owners for violation of rules by owners, Lessees or Guests.

DATE: \_\_\_\_\_ LESSEE 1 SIGNATURE: \_\_\_\_\_ LESSEE 2 SIGNATURE: \_\_\_\_\_