

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

SALES/LEASE APPLICATION REQUIREMENTS:

1. The application must be completed and returned in its *ENTIRETY*

Either by mail or hand delivered to:

Resource Property Management
28100 US 19 N., Suite 205
Clearwater, FL 33761

2. Answer all questions and provide all information requested.
3. Include a check, made payable to Fountain Square Condominium, Inc. for \$100.00 for US Residents. This is the non-refundable application processing fee and is used to cover the cost of background checks, etc. for two adults married or unmarried.
4. Out of Country background checks are a fee of \$80.00 **per person**.
5. Include a photocopy of your photo identification (i.e. driver's license, state I.D.)
6. A copy of the contract For Sale or a copy of the Lease agreement (between owner & tenant) should be included.
7. Make sure you have provided all information requested for the realtor and/or title company for Sales *only*.
8. Board approval is required for all applications without exception.

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

APPLICATION FOR APPROVAL OF SALE OR LEASE

UNIT NO.: _____

***IF YOU ARE PURCHASING A UNIT, COMPLETE THE ENTIRE APPLICATION INCLUDING THIS SECTION:**

From (current owner): _____

Mailing Address: _____

Phone: _____

To (prospective buyer): _____

Present Address: _____

Phone: _____

Proposed Date of Closing: _____

Realtor Name: _____

Company Name: _____

Contact Phone #: _____

Complete Name & Address of Title Company or Attorney Handling the Closing:

Phone: _____

NOTE: BOTH OWNER AND PROSPECTIVE PURCHASER AGREE THAT THE CONDOMINIUM ASSOCIATION SHALL HAVE THE RIGHT TO PROCEED DIRECTLY AGAINST ANY PERSON OR PERSONS WHO VIOLATE ANY OF THE PROVISIONS OF THE CONDOMINIUM DOCUMENTS AND/OR RULES & REGULATIONS.

****IF YOU ARE LEASING A UNIT, COMPLETE THE ENTIRE APPLICATION INCLUDING THIS SECTION:**

From (current owner): _____

Mailing Address: _____

Phone: _____

To (prospective tenant): _____

Current Address: _____

Phone: _____

Mailing Address (if different from above): _____

Lease Term _____ (minimum (6) months required)

From (date): _____ to (date): _____

Number of persons to occupy unit: _____ Children under 18 _____ if yes, what are the age(s)

(ALL PERSONS 18 YEARS AND OLDER MUST HAVE A BACKGROUND CHECK - NO EXCEPTIONS)

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

Name(s): _____ Age _____ SS # _____

Name(s): _____ Age _____ SS # _____

Automobile(s): _____ Make _____ Year _____ Tag # _____

_____ Make _____ Year _____ Tag # _____

Pets (If allowed-see pet restrictions before adding this information): _____

Breed: _____ Weight (total weight at maturity MUST be 40lbs. or less): _____

Business References:

(1) _____ Phone _____

(2) _____ Phone _____

Bank References:

(1) _____ Phone _____

(2) _____ Phone _____

Personal References:

(1) _____ Phone _____

(2) _____ Phone _____

THE EXECUTION BELOW ACKNOWLEDGES RECEIPT OF A COPY OF THE RULES & REGULATIONS OF THE ABOVE CONDOMINIUM. SHOULD THIS APPLICATION BE ACCEPTED, THE UNDERSIGNED HEREBY AGREES TO ABIDE BY SAID RULES & REGULATIONS TOGETHER WITH THE AMENDMENTS THERETO. IF I AM A TENANT I UNDERSTAND A VIOLATION CAN RESULT IN REVOCATION OF APPROVAL AND I WILL THEREUPON BE REQUIRED TO VACATE. NOTE: BOTH OWNER AND PROSPECTIVE TENANT/PURCHASER AGREE THAT THE CONDOMINIUM ASSOCIATION SHALL HAVE THE RIGHT TO PROCEED DIRECTLY AGAINST AND EVICT ANY TENANT OR OTHER PERSON WHO VIOLATES ANY PROVISION OF THE CONDOMINIUM DOCUMENTS BY SAID RULES & REGULATIONS TOGETHER WITH THE AMENDMENTS THERETO.

(Payment of \$100.00 along with the completed application must be received prior to approval of sale/lease)

PLEASE NOTE: BLANK SPACES OR LACK OF COMPLETE NAMES AND ADDRESSES COULD RESULT IN A DELAY IN APPROVAL OF YOUR APPLICATION AND/OR YOUR CLOSING.

I/We hereby represent that the following information to be true and consent to your further inquiry concerning the information.

DATE: _____

APPLICANT SIGNATURE(S): _____

OWNER(S)/OWNERS REPRESENTATIVE SIGNATURE: _____

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

RULES AND REGULATIONS

Each owner, lessee or guest hereinafter referred to as "occupant" of the condominium shall be governed by the following Rules and Regulations:

- 1) Each owner has the right to sell or lease his condominium provided the owner complies with the terms of the Declaration of Condominium. Each new owner and/or tenant shall be bound by the provisions of the Declaration of Condominium, all condominium documents, and these rules and regulations. They will be required to sign a statement certifying their agreement to obey all regulations. A copy of any lease must be provided as required by the Board. No tenant may sublet any part of the condominium without prior approval.
 - 1a) Occupancy of the condominium is limited to two persons per bedroom. The names and phone numbers of all occupants must be listed with property manager.
 - 1b) New owners or lessees must meet with the Board after making application to the property manager prior to taking ownership/occupancy of unit as part of the approval process to ensure acceptance of these rules and regulations. Pest control key shall be turned over to the Board and pool badges to the new occupant.
 - 1c) Seller or lessees will notify the property manager before selling or leasing for an application. This will allow us to provide you with the correct forms and rules for the title company or lessee.
- 2) Each condominium shall be used for the purpose of a residence only and for no other purpose. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational, or otherwise, shall be permitted on any part of the property or in any condominium, whether designed for profit, altruism, and exploration or otherwise.
- 3) Each condominium occupant shall maintain his condominium in a clean and sanitary manner and shall not sweep, shake, or throw any dirt or substances from door, windows, or balconies.
- 4) Requests and complaints should be addressed to the property manager in writing and put in the box outside clubhouse marked "Management Company." If it is an emergency, you should contact the property manager at the number listed. Someone is on call 24 hours a day.

The current property manager is Resource Property Management who can be reached at 727-796-5900. Resource Property Management is open from 9:00 a.m. to 5:00 p.m., Monday through Friday, and closed for lunch from 12:00 noon to 1:00 p.m. For emergencies, call the office; let it ring and a message will come on and give you another number to call or ask you to leave a message. You will receive a call back within 15 minutes.

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

- 5) NO OWNER OR OCCUPANT SHALL PERMIT ANYTHING WHICH WILL INTERFERE WITH THE RIGHTS, COMFORT, OR CONVENIENCE OF OTHER OCCUPANTS. Sound and noise shall be deemed a nuisance between the hours of 11:00 p.m. and 8:00 a.m. when audible beyond the confines of the unit involved.
- 6) Any and all use of the recreation facilities or the common elements will be in such a manner as to respect the rights of other residents. Use of recreational facilities will be controlled by regulations issued from time to time by either the Association or the management company; but, in general, the use of these recreation facilities will be prohibited between the hours of 10:00 p.m. and 7:00 a.m.
 - 6a) No Frisbees, skateboarding, four wheelers, motorized mini bikes, or adult scooters allowed on condominium property. Ball playing is not allowed in parking lot, driveways, or walkways.
- 7) Only official notices of Fountain Square Condominium Association, Inc. shall be posted on the outside bulletin board. Notices of a social nature may be posted on the bulletin board inside the clubhouse, if provided. Personal notices (furniture, items for sale, house cleaning, etc.) may be posted on the bulletin board in the laundry room with permission of the Association or Management Company. Requests may be made at monthly Board meetings or in writing by putting the request in the boxes provided outside the clubhouse..
- 8) Automobiles shall be parked only in assigned parking spaces as designated by condominium number. Additional vehicles shall be parked in a space marked "Visitor". No vehicles may be backed into spaces. All vehicles must be parked perpendicular to the curb. No boats, trailers, recreational vehicles, campers, or commercial vehicles may be parked anywhere on the condominium property. No preventive maintenance or repairs shall be performed on the property. Vehicles cannot be stored on the property. Any vehicle parked in a designated space (i.e. one marked with a condominium number) without the condominium occupant's permission will be towed away automatically. Vehicles are subject to immediate towing for violation of any part of the above mentioned rule.
 - 8a) Signs on vehicles must be covered with a magnet.
- 9) Four dumpsters are located on the property for disposal of trash and garbage. For sanitary reasons, all trash must be bagged, preferably in plastic. Do not deposit trash outside or on top of the dumpsters. Conserve space by flattening large cartons. If you need assistance in opening the doors, a neighbor will be glad to help you. Recycling bins are provided and their use is encouraged. There are two doors on the dumpsters; one on one side, one on the other. If one side is full, walk around to the other side please. Close doors when finished.
 - 9a) Residents are responsible to take building materials, furniture, mattresses, rugs, etc., to designated area in back behind Building N. The hand cart is available through maintenance for resident's use.
 - 9b) If the dumpster is full, go to another dumpster.

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

- 10) Laundry, clothing, towels, rugs, bedding or other material shall not be displayed on the balcony/patio or balcony/patio railings of any condominium or hung within the condominium in a manner to be visible from the outside. Balconies/patios may not be used for storage. Only outdoor porch furniture is to be used on balconies/patios. Garbage/recycling of any kind shall not be left outside of condo door or on the balcony/patio at any time. Gas grills are strictly prohibited on the second floor balconies. (Fire Department code)
- 10a) No bicycles or toys are to be stored on balconies.
- 11) Laundry Room: Be considerate, use only two (2) washers/dryers at one time.
- 11a) Children must be supervised in such a manner so that other residents can do their laundry.
- 12) Signs, window displays, or advertising will not be permitted on any part of the property. This prohibition includes "for sale," "for rent," or garage sale signs.
- 13) Inflammable, explosive, or dangerous chemicals or fluid materials, except those intended for normal household use, cannot be kept in any of the condominiums and/or on balconies or patios. Washing machines are permitted in ground floor unit only. Waterbeds are permitted in ground floor condominiums and townhouses.
- 14) Owners are allowed two (2) pets within the weight limit of no more than forty (40) lbs. at full maturity. Lessees are permitted to have pets only with written permission of the owner and subject to all rules. The designated walk area extends from the rear of storage buildings on the south side of property and along hedges to the dumpster at east end of property; not from hedges to buildings. Please walk your pet close to hedges. Owners are required to pick up after pets. Please be considerate; carry plastic bags to pick up after your pet. Pets are to be kept within the confines of the condominium of the owner or under control (leashed or carried) when outside the condominium. Owners are responsible for any obnoxious or annoying behavior on the part of the pet(s). Exotic pets/non-standard pets are not allowed on condominium premises without permission of the Board. No breeding of animals allowed. Under no circumstances will the following dog breeds be allowed on condominium premises: Pit Bulls, Chows, Doberman Pincher, Rottweiler, or any dog with a mix of any of the above.
- 15) Appropriate window dressings must be installed on all windows and sliding glass doors within fourteen (14) days of occupancy. Sheets, blankets, towels, or flags are not acceptable.
- 16) No alteration of any kind shall be made to the exterior of the unit without the approval of the Board of Directors.
- 17) Extermination comes on a monthly basis. Please provide a copy of a "working" key in office for this purpose. For your convenience, occupant may drop off key in box outside clubhouse. Please mark key with unit number, place in envelope with unit number, and place in box.

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

- 18) The Clubhouse is available for use by unit owners and their families only with reservations and deposit of \$100.00 (refundable after inspection). Requests may be placed in the box outside the Clubhouse or you may contact the property manager.
- 19) Management reserves the right to restrict use of facilities.
- 20) Any person using the pool must have a pool tag. Pool tags may be purchased from the maintenance staff for \$20 per tag. There is a maximum of four (4) tags per unit for approved residents. Anyone not having a tag will be asked to leave the pool area.

****OWNER/TENANT ACKNOWLEDGES RECEIPT OF RULES & REGULATIONS AND AGREES TO ABIDE BY ALL CONDITIONS. AN INTERVIEW BY THE BOARD IS REQUIRED PRIOR TO ALL APPROVALS OF ANY SALE OR LEASE.***

Read By: _____

Buyer/Lessee: _____

Date: _____ Unit: _____

BOARD ACTION: _____

APPROVED: _____ **DISAPPROVED:** _____
BOARD OF DIRECTORS (TITLE) **BOARD OF DIRECTORS (TITLE)**

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

LAUNDRY ROOM

Please have clothes out of washers/dryers by 9:50 p.m.

Door will be closed at exactly 10:00 p.m.

We are not responsible for clothes left in the laundry room.

Please be considerate, use only two (2) washers/dryers at a time.

DUMPSTER

Prohibited items:

No flammable, toxic, or hazardous materials; furniture; mattresses; box springs; and appliances.

No automobile batteries or automobile oil.

If dumpster is full, please go to another dumpster. There are four (4) dumpsters on the property.

You may throw away any furniture, mattresses, box springs, and appliances behind Building N.

Hand cart is available through maintenance.

Read By: _____

Buyer/Lessee: _____

Date: _____ Unit: _____

POOL RULES & REGULATIONS

1. Pool area reserved for residents and their guests; unfortunately no pets allowed. Pool tags are required for each person in the pool area.
2. No lifeguard on duty. All persons using the pool do so at their own risk.
3. Think safety. No glass or pets in pool area.
4. Condominium owners and lessees are responsible for the behavior of their guests.
5. Because we care, young residents under the age of 18 must be accompanied by an adult.
6. Proper swimwear required. Footware must be worn to pool area.
7. Association requests that long hair be controlled in such a manner to prevent loose hair from clogging filters.
8. Small radios permitted, but at a volume that will not disturb others.
9. Be careful. No diving, running, or horseplay.
10. Inflatable beach balls and tubes in pool are allowed provided they do not disturb the pleasure and harmony of other swimmers.
11. Infants must wear swim diapers in the pool.
12. Chairs, food, drinks, and other objects must be 4ft. from poolside.
13. Enjoy the pool from 7 a.m. to 10 p.m. Management reserves the right to restrict use.
14. Please keep gate entrance to the pool closed at all times. This is an insurance liability.

Thank You --
The Management

Read By: _____

Buyer/Lessee: _____

FOUNTAIN SQUARE CONDOMINIUM ASSOCIATION, INC.
1799 North Highland Avenue
Clearwater, FL 33755

New Owner/Tenant Information Sheet

Please fill out this Information Sheet in detail. The information given will be confidential. It will greatly help your Association/Management Company to help you in the event of any form of emergency.

Name(s) _____ Unit(No. or Location) _____

Telephone: (____) _____

Away Address: _____
Street City State Zip

Telephone: (____) _____

Please indicate the time of year that you are away: _____

Emergency Contact: _____
Name Telephone No.

Next of kin (indicate relationship): _____

Complete Address: _____

Telephone: (____) _____

Parking Space No.: _____ License Plate No.: _____

Make of Car: _____

Please indicate where you would evacuate to should an evacuation be ordered. If this is another person's home or a motel or a hotel, please give the complete information.

Name _____ Telephone _____

Address _____

Would you need help of any kind to evacuate? _____

If so, indicate the type of help you would need: _____

Do you have a major medical problem? _____

If so, what? _____

*this form is to be kept on file at: Resource Property Management
28100 US 19 N., Suite 205
Clearwater, FL 33761

SALE & LEASE APPLICANTS MUST FILL OUT.

DATE _____

CUSTOMER NUMBER _____

TENANT INFORMATION FORM

I / We _____, prospective tenant(s) / buyer(s) for the property located at _____,

Managed By: _____ Owned By: _____,

Hereby allow TENANT CHECK 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 has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK now or in the future.

PLEASE PRINT CLEARLY *CRIMINAL + CREDIT *

<u>TENANT INFORMATION:</u>		<u>SPOUSE / ROOMMATE:</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: _____		CURRENT ADDRESS: _____	
_____ HOW LONG?		_____ HOW LONG?	
LANDLORD & PHONE: _____		LANDLORD & PHONE: _____	
PREVIOUS ADDRESS: _____		PREVIOUS ADDRESS: _____	
_____ HOW LONG?		_____ HOW LONG?	
EMPLOYER: _____		EMPLOYER: _____	
OCCUPATION: _____		OCCUPATION: _____	
GROSS MONTHLY INCOME: _____		GROSS MONTHLY INCOME: _____	
LENGTH OF EMPLOYMENT: _____		LENGTH OF EMPLOYMENT: _____	
WORK PHONE NUMBER: _____		WORK PHONE NUMBER: _____	
HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN ARRESTED? (CIRCLE ONE) YES NO	
HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO		HAVE YOU EVER BEEN EVICTED? (CIRCLE ONE) YES NO	
SIGNATURE: _____		SIGNATURE: _____	
PHONE NUMBER: _____		PHONE NUMBER: _____	

TENANT CHECK HOURS OF OPERATION:
MONDAY - FRIDAY : 9:00 a.m. - 5:30 p.m.
SATURDAY : 11:00 a.m. - 4:00p.m.
 ALL ORDERS RECEIVED AFTER 5:00 p.m. (3:30 p.m. on Sat.) WILL BE PROCESSED THE NEXT BUSINESS DAY

TENANT CHECK FAX #: (727) 942-6843

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE REPORT.

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR REALTORS / PROPERTY MANAGERS / APARTMENT COMPLEXES / MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS