

BLACKBURN COVE CONDOMINIUM ASSOCIATION, INC.
SALES/LEASE APPLICATION

PLEASE ALLOW 21 DAYS FOR PROCESSING & BOARD APPROVAL

A \$50.00 NON REFUNDABLE FEE PAYABLE TO BLACKBURN COVE MUST ACCOMPANY THIS APPLICATION

HOMEOWNER INFORMATION: () LEASE () SALE

Unit Owner: _____ Possession Date(s): _____ to _____
Unit Address/Unit # _____ Parking # _____
Unit Owner Residential Address (Other than unit being leased/sold) _____
Phone # _____ Parking # _____

APPLICANT INFORMATION:

Applicant Name: _____ Date of Birth: _____
Social Security # _____
Co-Applicant Name _____ Date of Birth: _____
Social Security # _____
Address: _____ Phone # _____
Rent: _____ Own: _____ Length of Time: _____
Names of Additional Persons to Occupy Premises (give ages if under 18) _____
Be advised – lessee/tenants may not have any pets of any kind – no exceptions _____ tenant initials required

Name of Employer (if any) _____ Phone # _____
Address of Employer _____
Position _____ Length of Employment _____
Previous Residence _____ Length of Time _____
Phone # _____

(previous landlord or mortgagor)

Bank References (preferably local) _____
Credit References (preferably local) _____
1). Name & Address _____ Phone # _____
2). Name & Address _____ Phone # _____
Emergency Contact _____ Phone # _____
Motor Vehicle/Make _____ Year _____ License # _____
Motor Vehicle/Make _____ Year _____ License # _____
Pets: Yes _____ No _____ What type _____ Weight _____
Name of Real Estate Company/Agent (if any) _____
Contact Person _____ Phone # _____

All leases for Blackburn Cove Condominium units **must** contain a provision that occupancy by more than two persons per bedroom in the unit is prohibited. Have you received a copy of the Documents? Yes _____ No _____

- It is my/our understanding that this application is preliminary only, and involves no obligation of the Board of Directors to approve this application. I/we certify that the above information is correct, and authorize the Board of Directors to make a thorough investigation.
- I/we agree to abide by the Association's declaration of condominium, its bylaws, rules and regulations. Rules and Regulations have been received and read.
- Any person over 18 years old and planning to occupy the unit **MUST** be listed on this application and is subject to a background check.
- Tenants do not have the right to sublease a unit and could become subject to legal ramifications if violated.
- I hereby authorize Blackburn Cove Condominium Association, Inc. and Beacon Background Screening Services, and its members to receive any criminal records, credit reports, public records, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, now and in the future. I agree to hold harmless Blackburn Cove Condominium and Beacon Background Screening Services and all providers of information. In the event that information provided by me is found to be misleading or false my acceptance of this rental, lease or purchase, whether determination is made before or after my date of occupancy, may be affected.

Signature of Applicant	Phone #	Date
Signature of Co-Applicant	Phone #	Date

Board Approval: Approved () Disapproved () _____
Date

Board Members / Screening Committee

Name Title

RETURN TO: SENTRY MANAGEMENT, 5969 CATTLERIDGE BLVD., SUITE 203, SARASOTA, FL 34232
PHONE: (941)-361-1222 FAX: (941)-361-1113 OR SARASOTA@SENTRYMGT.COM

BLACKBURN COVE CONDOMINIUM ASSOCIATION, INC.

Summary of **RULES & REGULATIONS** from Articles XIV & XV of the Declaration of Blackburn Cove Condominium Documents

PARKING:

- No overnight parking of restricted vehicles, e.g., commercial vehicles, trailers, motorcycles, in common areas. Park only in unit garage or space near your unit. Do not block other garages.
- Speed limit in Parking Lot is 5 MPH.
- Be considerate of others when using additional parking spaces, i.e., lights, horns, radios, etc..

VEHICLES:

- All vehicles must maintain a current license and be properly maintained.
- Keep vehicle maintenance/repair in common areas to minor repairs only to make vehicle functional.

NOISE:

- Keep noise/activity level of any kind in unit or common elements to moderate levels at all times, so as not to disturb other owners/guests/tenants.

POOL:

- Observe posted pool hours and regulations at all times.
- Remove personal floatation devices from pool when leaving.
- Carry litter from pool area or dispose in common trash bins.

TRASH:

- Remove trash materials from common areas and dispose of properly.
- Do not leave any materials/trash outside of the unit, e.g., cigarette butts, gum, broken glass, etc...
- Recycle per City Ordinance; do not put recycling bins out before the night previous to normal collection and remove the day of collection.

PETS (Dog/Cat):

- Owners, renters, visitors must keep pets leashed when walking in common areas.
- Remove pet waste immediately and dispose of it in your covered waste container.
- Control pets so they are not a nuisance in any way to others.
- No exotic, non-domestic, or "dangerous/viscous" pets on property.
- Keep pets out of pool area.
- Do not feed wild animals as they can be destructive and a health hazard.

USE REQUIREMENTS:

- Units are single family residences. All owners/tenants/residents must submit an application to the Board or designated management representative for approval prior to purchase, lease, rent, or transfer of property.
- No illegal activity or nuisances shall be allowed on the Condominium property.
- Do not place any personal items in common areas, such as bicycle stand, swing, slide, basketball hoops, bird feeders, antennas, individual satellite dishes, and the like.
- Do not place non-approved signs or reflective coverings in unit windows or common areas.

GENERAL:

- Keep smoke detectors and sprinklers in operating condition.
- Do not dispose of grease or fatty materials through sink drains or refuse disposals that would clog the sewer system.
- Do not use devices, such as fireworks, or dispose of fluids, such as vehicle oil or paint of any kind, which could be hazardous on the Condominium property.
- No clothes lines or clothes/towels/linens shall be hung outside the unit or in the common areas.

The consequences for failure to cooperate with the Rules & Regulations include; Owners can be fined up to \$100/day/occurrence. Non-owners are subject to eviction.

Note: The Rules and Regulations are a summary of the Blackburn Cove Condominium Documents and Florida Statutes 718. For more information, examples, and details of condominium rules, please also read these documents.