



A RESIDENTIAL COMMUNITY

c/o Advanced Management, Inc  
899 Woodbridge Dr.  
Venice, FL 34293  
Fax: 941-493-4290  
<mailto:MThomas@amiwra.com>

### TENANT REGISTRATION FORM

Boulder Pointe is a residential community.  
It is not a resort and *does not* have resort staff or amenities.

This application MUST be completed in full and filed with the Association at least 10 days prior to the beginning date of the lease per Article XII, A.2. Lease of the *Declaration of Condominium for Boulder Pointe Condominium, Charlotte County, Florida*. A copy of a valid photo ID for the Primary Tenant must be attached.

Unit #: \_\_\_\_\_ Date of Application: \_\_\_\_\_

Owner: \_\_\_\_\_ Tel. # \_\_\_\_\_

Leasing Agent: \_\_\_\_\_ Tel # \_\_\_\_\_

Occupancy beginning date: \_\_\_\_\_ Occupancy ending date: \_\_\_\_\_

Occupancy and use of common elements is limited to six (6) individuals. This includes tenants and tenants' overnight and day guests. \_\_\_\_\_ (Primary Tenant's initials)

Number of Tenants plus guests: \_\_\_\_\_

Primary Tenant Name: \_\_\_\_\_

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

Age:  Under 12:  12-17:  18-25:  Over 25

Mobile # \_\_\_\_\_

**Copy of Valid Photo ID Required with this Form.**

— For Use by Boulder Pointe Association —

Date Received: \_\_\_\_\_

By: \_\_\_\_\_

Parking Pass 1: # \_\_\_\_\_

Parking Pass 2: # \_\_\_\_\_

Notes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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2<sup>nd</sup> Tenant Name: \_\_\_\_\_

Age:  Under 12:  12-17:  18-25:  Over 25

3<sup>rd</sup> Tenant Name: \_\_\_\_\_

Age:  Under 12:  12-17:  18-25:  Over 25

4<sup>th</sup> Tenant Name: \_\_\_\_\_

Age:  Under 12:  12-17:  18-25:  Over 25

5<sup>th</sup> Tenant Name: \_\_\_\_\_

Age:  Under 12:  12-17:  18-25:  Over 25

6<sup>th</sup> Tenant Name: \_\_\_\_\_

Age:  Under 12:  12-17:  18-25:  Over 25

Additional Information (if needed): \_\_\_\_\_

By signing below, the owner is confirming that the tenant was provided a current copy of the Association's Rules and Regulations. OWNERS MUST UNDERSTAND THEY ARE SOLELY RESPONSIBLE FOR ANY DAMAGE TO THE COMMON ELEMENTS INCURRED BY THEIR TENANTS AND THEIR GUESTS. ANY DAMAGE TO THE COMMON ELEMENTS WILL BE REPORTED TO THE OWNERS, IMMEDIATELY, VIA CERTIFIED, RETURN RECEIPT LETTER.

SIGNATURES:

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

TENANTS: As you prepare for your stay at Boulder Pointe, please keep the following in mind. We are NOT a resort. This is a residential community with many of our residents calling this home. We do not have on-site management or staff. Please treat this property as if it were your home. Familiarize yourself, your family, and friends with our Rules & Regulations so that we all may enjoy your time here.

The following is a summary of our Rules & Regulations; they are not meant to substitute for the complete R&Rs provided to you. Failure to comply with our R&Rs may result in fines and the termination of your lease agreement.

- Each unit has an occupancy limit of six (6) persons. This limit is inclusive of all overnight **and** day guests and extends to the use of common elements, such as the pools and tennis court.
- Be respectful of your fellow residents. Sound carries well from the beach and pools to the condos and from the lanais to other condos. The use of radios/stereos without headphones is discouraged.
- **Quiet hours are 10pm until 8am.**
- Always close gates behind you, and do not share gate codes with others.
- Nothing should be stored or left in the walkways. **Nothing should be hung on or over any railings.**



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- Recreational equipment such as boogie boards, bicycles, and beach & pool toys may be temporarily stored in the garages. Please store such items along the wall in front of your parking space.
- Pool rules:
  - **No pool or deck furniture is to be brought to the beach.**
  - **No glass in pool area (Florida law).**
  - Pool hours are from 8am to Dusk.
  - Clean up after yourself: remove your personal items daily, put umbrellas down, return furniture to tables, etc.
  - Shower prior to entering the pool (Florida law). Avoid tracking sand into the pool.
  - No pets in pool area (Florida law).
  - Diapered children are required to wear waterproof “pool” diapers.
  - Children under 12 years of age must be accompanied by an **adult** at all times.
- Gas grills are provided for your use. This privilege requires that you clean up after yourself and **TURN THE GAS OFF AT THE TANK** after every use.
- Pets are not allowed unless approved in advance and in writing by the Board of Directors.
- Parking rules:
  - The parking pass(es) issued to you must be used. Vehicles without a valid parking pass are subject to being towed.
  - Each unit has been assigned a covered parking space. Do not park in designated spaces other than the one for your unit. Please respect that extra covered parking spaces are for Owner use only.
  - Commercial trucks, campers, motor homes, trailers, boats, or any other similar type of recreational vehicle are not permitted to be parked on the property.
- Trash chutes are available on each floor. Bins for recyclables are located in each garage.
- Do not feed birds or other wildlife (Florida law).
- NO fireworks (Florida law).

**Please keep in mind that you are in a multi-family structure and running inside your unit is noisy for the people below you. Even small children running in bare feet is loud for the people below you. Dragging furniture is also very loud. Thank you for your consideration.**

By signing below, the tenant is confirming the receipt of a copy of the Association’s Rules and Regulations and is acknowledging their responsibility to abide by those Rules and Regulations and any other decisions of the Board of Directors. ALL TENANTS ARE REQUIRED TO CONTACT THEIR RENTAL AGENT SHOULD THERE BE ANY PROBLEMS WITH THE UNIT (i.e. locking yourself out of the unit, plumbing problems, etc.). FOR EMERGENCIES ONLY, CONTACT THE BOULDER POINTE PROPERTY MANAGER (Phone number can be found on the bulletin boards near the elevators at the Garage level.)

SIGNATURE:

Tenant \_\_\_\_\_ Date \_\_\_\_\_