

PALMETTO COVE CONDOMINIUM ASSOCIATION, INC.

c/o Sentry Management
6330 Techster Blvd. Ste. 1
Fort Myers, Florida 33966
Ph: 239-277-0112 Fax: 239-277-0114

***** Sales Application *****

Before submitting your Sales Application for processing you **MUST** have the following attached:

- Completed Application – **EVERYTHING** must be filled out in order to process.
- \$100.00 Non – Refundable Application Fee (per applicant or married couple) – check made payable to **Palmetto Cove.**
- Sales Contract (signed copy)
- National criminal background reports on all applicants

Please do not submit partial packages. Applications are not considered received until all documentation is submitted. Incomplete applications will be reviewed and sent back. A national criminal background check is to be provided to us.

Applications **must be submitted 20 days prior to Sales Closing,** whichever is applicable. Any application(s) submitted less than 20 days prior to the lease start date or closing, may have their start date/closing delayed. If information is missing or not answered and/or supplied, this will delay the closing.

For Estopples and/or questionnaire, please visit the website of sentrymgt.com.

**Please submit the Complete Application to:
Sentry Management 6330 Techster Blvd. Ste. 1 Fort Myers, FL 33966.**

Owner _____ Address _____ Unit# _____

Personal Information Applicant Spouse/Co-Applicant

Buyer(s) Names: _____

Permanent Address _____

Phone number _____ Cell number _____

E-mail address _____

List all persons who will occupy unit

Name _____ Relationship _____ Age _____

Two (2) Small Pets allowed per unit: Dog _____ Cat _____ Breed _____

Applicants Occupation & Where Employed-if retired, last occupation & name of employer

Principal Bank where checking account is maintained _____

Vehicle Information (Only 2 Vehicles May be Parked within the Community)

Type and make of motor vehicle _____

Type and make of motor vehicle _____

Real Estate Agent & phone number _____

Please read the following and sign this application:

As an association applicant, I have received from the owner and examined the Declaration, By-Laws, Articles of Incorporation and Rules and Regulations of the condominium association and agree to abide by the same. I have also received, for my own information, the Question & Answer sheet from this association.

Applicant
Signature _____ Date _____

Co-Applicant
Signature _____ Date _____

Approval _____

Board Member/Agent: _____ Date _____

If application is denied, give reason: _____

RULES FOR HOMEOWNERS AND GUESTS/TENANTS

Revised 07/08/17

It is the Homeowner's responsibility to inform their tenants and/or guests of these and all other rules of the Association. Any and all damages, repairs and fines caused by such tenants and/or guests are the responsibility of the Homeowner.

1. Any homeowner wishing to rent or lease their unit (**1 month minimum**) is required to have a signed lease and registration form filed with the Association through Sentry Management. **Guests of owners** must also be registered with Sentry Management.
2. All homeowners with dogs are required to have their dog on a leash when walking on premises. It is your responsibility to clean up after your dog. Owners should make every effort to control the behavior of their pets, such as barking dogs.
3. **All tenants, renters and guests are not permitted to bring or have pets of any kind.**
4. Pool Hours are from **Dawn to Dusk**.
5. Reserving chairs at pool area is not permitted. **(If you leave it ... you lose it).**
6. Sidewalks, entrances, passages, stairwells and like portions of the Common Elements shall **NOT** be obstructed or used for any purposes other than for egress and regress to and from the Condominium Property. **(per fire marshal)**
7. Outdoor cooking devices, which include electric, propane and charcoal grills are **NOT** permitted in the community. Grills have been provided in the common areas in accordance with the Fire Marshal for the owners and guests to use.
8. Satellite TV dishes are not permitted to be attached to the building, this includes lanais.
9. No linens, towels, rugs, etc. shall be hung from any of the entries or stairwell railings.
10. As dictated by the Iona/McGregor Fire Marshal **NO** flammable, combustible or explosive fluids or substances shall be kept in any of the units, balconies, entry ways or stairwells or garages other than is reasonable and customary in vehicles and/or in cleaning supplies.
11. No owner or Guest shall permit anything to fall from a window, balcony or stairwell of the condominium property. Upstairs tenants or guests shall not sweep items off of their balconies onto the entry ways below them. Owners and guests shall be responsible for cleaning up after themselves and their guests when within the condominium property.
12. No garbage, trash or rubbish shall be left in the entry ways, balconies or stairwells. Trash must be deposited in the receptacles and recycle containers are provided for these purposes. All cardboard boxes must be flattened. Sentry Management must be notified of any bulk items left outside the dumpsters for pick up.
13. All community issues pertaining to rules and regulations should be submitted to Sentry Management and not directly to the Board of Directors. If submitted via email, board members may be copied on correspondence.
14. No vehicle repairs shall be made on the condominium property, except for minor repairs such as jump-starts and tire changes unless conducted inside the homeowner's personal garage area. Owners will be responsible for cleaning up vehicle leakage. Disposal of drained automotive fluids is not allowed within the community.

15. No signs, advertisements or notices shall be exhibited or displayed on or upon any part of the condominium property. No signs may be displayed by any company or agency including but not limited to "For Sale" or "For Rent" signs. For sale signs on vehicles are also not permitted.
16. No window air-conditioning units may be installed. No unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass. All window treatments (blinds, shades, etc.) are to be in presentable condition from the exterior of the unit.
17. Children will be the direct responsibility of their parents or legal guardians including full supervision of children while within the condominium property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association.
18. A responsible adult must accompany all children under 12 years of age when they are in the clubhouse and pool/spa area. It is the responsibility of each parent/guardian to make sure all pool, spa, gym and clubhouse rules are followed by the minor child.
19. Seasonal renters and guests will not be given a personal entry code to the community, only owners and annual renters will be permitted an entry code. Owners must provide their seasonal guests or renters their personal code or their remote for access.
20. Palmetto Cove is a non-smoking community. Smoking in **any common areas, clubhouse, pool area etc. is prohibited.**

Parking and Vehicular Restrictions

1. All owners and annual renters at Palmetto Cove need to have a parking pass for their vehicle(s) displayed clearly in the front windshield. Seasonal renters should clearly display a temporary parking pass on the dashboard. All Overnight Guests must have a parking pass for their vehicle also displayed on the dashboard. To obtain a parking pass, a registration form must be completed and filed with Sentry Management.
2. Guests must park in the designated guest parking area in the carport section.
3. Guests in the garage unit sections are permitted to park in the designated parking space for the unit they are visiting, and in the allotted guest parking spaces at the clubhouse. Parking is only permitted in designated parking areas for owners. Any fees incurred to remove an improperly parked car are the responsibility of the homeowner the guest is visiting
4. Overnight parking of moving trucks, boats, trailers of any kind, oversized and commercial vehicles is not allowed in the community unless within the garage of the owner and with the garage door closed.
5. Parked vehicles are not permitted to extend into any roadway or sidewalk area. This is for safety and liability purposes.

Please post these Rules in your Unit for all tenants and guests.

PALMETTO COVE BOARD OF DIRECTORS

Please initial that you have read and understand these Rules & Regulations.

Initial

Initial

Initial

HOW TO USE THE GATE ENTRY AS OF 4-1-16

How to enter:

1. Using your remote. Your remote will allow you to entry the community.

- a. You can program your remote to the homelink in your vehicle if your vehicle is equipped with that feature.
- b. If the batteries in your remote die, **call yourself from the gate entry and let yourself in as if you are letting in a guest.**

2. How to let in guest or personal deliveries:

- a. Your guest needs to look up your name in the call box. If you have 2 numbers a primary & secondary it will have your name twice (Name1 xxx-xxxx and Name2 xxx-xxx . When your name is highlighted they just need to **push the button with the phone on it.**
- b. Your name will also have a **number** next to it. Your guest can just **enter the number and also push the phone button.** you may also give the number after your name to your guest. They only need to enter the number and press the phone button, they won't need to look up your name if you use that method.
- c. Answer your phone, **do not speak, press the #9**, you will hear access granted and gates will open. It is suggested that you program the north & south gates into your phone so that you know someone is at the gate.

North Gate 239-437-1829

South Gate 239-437-1831 - If you are not expecting someone do not answer the call.

All vendors: Trash, lawn care, UPS, FedEx etc. will still have a numeric code in the call box for entry.

Please complete and mail form to:



6330 Techster Blvd Suite 1
Fort Myers FL 33966
239-277-0112
239-277-0114

GATE INFORMATION

OWNERS AND ANNUAL TENANTS ONLY

Community Name Palmetto Cove Condominium Association

Name of Owner/Tenant #1: _____
(to be entered in gate directory)

Unit #: _____

Telephone #: _____

Name of Owner/Tenant #2: _____
(to be entered in gate directory)

Unit #: _____

Telephone #: _____

Once you are entered into the gate system your visitor, contractors, company may look your name up in the directory and call the phone number noted above. At that time, you should press "9" on your telephone keypad for gate access.

Short term guests should receive gate access information from the Owner or Rental Agent.



PALMETTO COVE CONDOMINIUM ASSOCIATION

Parking Rules & Regulations

ALL OVERNIGHT GUESTS MUST REVEAL A PARKING PERMIT/STICKER

Each Owner shall receive up to two (2) parking permits/passes. These passes must be placed on the rear window on the driver's side. Owners arriving with a rental car will need to request an overnight pass prior to their arrival.

Renters or guests will receive parking passes after the Registration Form is received. The date on the parking pass will reflect the dates of arrival and departure on the Registration Form. If a Registration Form is not submitted, a parking pass will not be distributed.

To obtain an overnight pass for a visitor or if you have a rental car, please contact Sentry Management, Inc. at 239 277-0112. A fee of \$25.00 will be charged to replace lost or damaged stickers and passes.

Parking violations will be placed on the vehicle at night if a current parking pass is not visible. These violations will indicate the date and time along with the instructions to comply. Second parking violation will notify the date of towing if the vehicle is seen on property again without proper pass visible. Third parking violation will result in the vehicle being towed at the owner's expense.

For additional questions, please contact Glen Fulker at Sentry Management, Inc., at the number noted above or by email of: gfulker@sentrymgt.com.

Thank you.

Please complete and mail form to:

SENTRY
MANAGEMENT,



6330 Techster Blvd Suite 1
Fort Myers FL 33966
239-277-0112
239-277-0114

PARKING PERMIT REGISTRATION SHEET

Community Name **Palmetto Cove Condominium Association**

Name of Owner _____

Palmetto Cove Property Address _____

Alternate Resident Address _____

Vehicles:

Make _____ Year _____ State _____ License Plate # _____

Make _____ Year _____ State _____ License Plate # _____

Is your house leased? Yes or No (please circle one)

Tenants/Non Owner
Name _____

Lease Dates: _____ to _____

Phone # _____

Vehicles: Make _____ Year _____ State _____ License Plate # _____

Make _____ Year _____ State _____ License Plate # _____

Please return completed form to Sentry Management Inc, 6330 Techster Blvd. Suite 1, Ft. Myers, Florida 33966. Please refer all questions to Sentry Management Inc 239-277-0112 ext. 51803 or gfulker@sentrymgt.com.

RULES AND REGULATIONS FOR PALMETTO COVE, A CONDOMINIUM

In addition to the rules, regulations, and occupancy and use restrictions set forth in the Declaration of Condominium, the following rules and regulations shall govern the use of the Units, Common Elements, Limited Common Elements, and any other Condominium Property, and also the conduct of all residents thereof. The Unit Owners shall at all times obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision, The Board of Directors may make amendments to the rules and regulations, may promulgate new rule and regulations and may delete existing rules and regulations. Said rules and regulations are as follows:

1. Residential Use. Except for Units owned by the Developer, Units shall be used for single family residential purposes only.
2. Signs. Except for the Developer, no Unit Owner shall post or display, or permit to be posted or displayed, any signs within or outside of his Unit, including, without limitation, "For Sale," "For Rent," "Open House," and similar signs. The foregoing includes signs on the interior of a Unit which are visible from the exterior of the Unit.
3. Nuisance. Nothing shall be done within any Unit or on the Condominium Property which is or may become an annoyance or nuisance to any person. No obnoxious, unpleasant, or offensive activity shall be carried on, nor shall anything be done which can be reasonably construed to constitute a nuisance, whether public or private in nature. No Unit Owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the Unit Owners. No Unit Owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing as of 10:00 p.m. of each day.
4. Common Areas. Common Areas shall only be used for their intended purposes. No Unit Owner or resident shall make any use of any Common Area in such a manner as to abridge the equal rights of the other residents to their use and enjoyment, nor shall any Unit Owner or resident remove, prune, cut, damage, or alter any trees or other landscaping located in the Common Areas. The sidewalks, entrances and all passageways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
5. Storage and Display of Personal Property and Other Materials. The personal property of all Unit Owners and residents shall be stored within their Units and shall not be stored or left on any of the Common Elements. No garbage cans, supplies, or other articles shall be placed on the Common Elements or Limited Common Elements except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, porches, patios, balconies or entry ways, or be exposed on any part of the Limited Common Elements or Common Elements. The Limited Common Elements and Common Elements shall be kept free

and clear of rubbish, debris, and other unsightly material. No clothes line or similar device shall be allowed on any portion of the Condominium Property nor shall clothes be hung anywhere within the Condominium Property except within a Unit. Notwithstanding this Section 6, Unit Owners may display one portable, removable United States Flag in a respectful way, and Unit Owners may display portable armed services Flags no larger than four and one half feet by six feet (4' x 6') on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day.

6. Discharge of Materials from Units. No Unit Owner shall allow anything whatsoever to fall from the windows, porches, patios, entry ways, balconies or doors, nor shall a Unit Owner sweep or throw any dirt or other substance from his Unit or Limited Common Elements onto the Common Elements or any portion of the Condominium Property.

7. Garbage Disposal. Refuse and bagged garbage shall be deposited only in the area provided therefore.

8. Agents of Association. Agents or employees of the Association shall not be sent off the Condominium Property by any Unit Owner or resident at any time for any purpose. No Unit Owner or resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.

9. Parking of Automobiles. The parking facilities shall be used in accordance with the regulations adopted by the Board from time to time. No vehicle which cannot operate on its own power shall remain on the Condominium Property for more than forty-eight (48) hours, and no repair of vehicles shall be made on the Condominium Property. All vehicles owned by a Unit Owner shall at all times be parked within the assigned parking space or Limited Common Element garage or driveway permanently assigned to such Unit Owner or within a Guest Parking Space if necessary; and may not be parked in other areas of the Condominium Property. All vehicles of guests shall be parked in designated guest parking spaces. The Association shall *have* the right to order the towing of any vehicle, at the Owner's expense, not complying with the *above* rules.

10. No Commercial Vehicles. No commercial vendor vehicle of any kind shall be permitted to be parked on the Condominium Property for a period of more than four (4) hours unless such vehicle is necessary and being used in the actual construction or repair of a structure for grounds maintenance, provided, however, that this Section 10 shall not apply to commercial vehicles, pick-up trucks or other vehicles which may be utilized by Developer, its contractors and subcontractors for purposes of completing construction of the Condominium.

11. Boats and Trailers. No Unit Owner shall store or leave any boat or trailer on the Condominium Property, except within a garage permanently assigned to the Unit Owner.

12. Alterations and Improvements. No awning, canopy, shutter, antenna, satellite dish or other projection shall be attached to or placed upon the outside walls, doors or roof of a Unit or building, without the written consent of the Board of Directors of the Association. No balcony may contain or include an unapproved screen enclosure or other similar structure unless the Unit Owner has first obtained the written consent of the Board of Directors or any architectural review committee, as the case may be. The Board may adopt plans and specifications permitting the construction *and/or* installation of screen enclosures or other similar

structures, it being the Developer's intention to maintain a uniform appearance of lanai areas in the Condominium. No Unit Owner may make any structural or non-structural alterations or additions to the Unit, Limited Common Elements or Common Elements without the express written consent of the Board of Directors or an architectural control committee created by the Board of Directors pursuant to the Bylaws, as the case may be. No Owner may make any change to the exterior of the Unit, or to the interior of the Unit if visible from outside the Unit, without the express written consent of the Board.

13. Hazardous and Flammable Materials. No flammable, combustible, or explosive fluid, chemical or substance shall be kept in any Unit or Limited Common Element assigned thereto or storage areas, except such as are required for normal household use.

14. Absence from Unit. Each Unit Owner who plans to be absent from the Unit during the hurricane season must prepare the Unit prior to departure.

15. Pet Restrictions. Owners shall be permitted to keep two (2) customary household pets, not to exceed thirty-five (35) pounds each, provided however, the Developer may approve in writing pets over thirty-five (35) pounds. In event of obtaining such weight variance in writing from the Developer, said approval shall only apply to the pet in question, and no replacement pet of over thirty-five (35) pounds shall thereafter be permitted. No Pit Bulls, Doberman Pinchers or German Shepherd shall be allowed. The Board may require the permanent removal from the Condominium Property of any such pet that becomes a source of annoyance or nuisance to any other Owner or resident. Owners keeping domestic animals shall be responsible for pet droppings and for any inconvenience or damage caused by such animal. All Unit Owners must take a pooper scooper or similar device with them when walking their pet. No pet shall be left unattended on any portion of the Common Elements, and all pets shall be kept leashed when not confined to the Owner's Unit. No pets shall be permitted in the pool or on the pool deck. Guests and tenants shall not be allowed to have pets.

16. Improper and Unlawful Uses. No improper, offensive, hazardous or unlawful use shall be made of any Unit or Condominium Property.

17. This is a non-smoking community. Smoking is prohibited on all common areas, clubhouse, pool area, hallways, stairwells, etc.

Association may require the personal appearance of the proposed transferee and his family as a condition of approval. The Association shall approve or disapprove the proposed transfer within thirty (30) days of receipt of all information to which the Association is entitled. The failure of the Association to approve or deny the proposed transfer within thirty (30) days set forth above shall be deemed an approval of the transfer. In the event the Association approves the transfer, or fails to disapprove the transfer within thirty (30) days of receipt of all information, said approval must be evidenced by a written Consent to Transfer executed by an officer or an agent of the Association, which Consent to Transfer must be recorded in the public records of the County.

B. Leases. No lease or rental of a Unit may be for a period of less than thirty (30) days, and no more than twelve (12) leases are permitted per year. The Unit Owner desiring to so lease the Unit shall, on request, provide the Association with the name, address and telephone number of each current or proposed tenant, and shall provide the Association with any other information it may request. No Unit Owner may lease or rent his Unit if he is delinquent in the payment of any Assessments. The sub-leasing or sub-renting of a Unit Owner's interest shall be subject to the same limitations as are applicable to the leasing or renting thereof. The Association shall have the right to require that a substantially uniform form of lease or sub-lease be used by all Unit Owners intending to rent or lease and to provide such form as a Common Expense of the Condominium. Entire Units only may be rented, and no individual rooms may be rented and no transient tenants may be accommodated.

A tenant of a Unit shall have all of the use rights in the Association Property and Common Elements otherwise readily available for use generally by Unit Owners, and the Owner of the leased Unit shall not have such rights, except as a guest. This shall not, however, interfere with access rights of an Owner as landlord pursuant to applicable law. Each Unit Owner shall be responsible to ensure that all tenants and occupants of the Unit comply with all of the terms and conditions of this Declaration. Each and every lease shall be deemed to incorporate the obligations, disclaimers and limitations set forth in this Declaration as applied to Unit Owners.

C. Continuing Liability. The liability of the Unit Owner under these covenants shall continue, notwithstanding the fact that he may have sold, transferred, leased, rented or sub-let said interest as provided herein. Every purchaser, tenant or lessee shall take title to his Unit subject to this Declaration, the Articles of Incorporation, Bylaws and Rules and Regulations of the Association, as well as the provisions of the Act.

D. No Severance of Ownership. No part of the Common Elements may be sold, conveyed or otherwise disposed of, except as an appurtenance to the Unit in connection with a sale, conveyance or other disposition of the Unit to which such interest is appurtenant, and any sale, conveyance or other disposition of a Unit shall be deemed to include that Unit's appurtenant interest in the Common Elements.

E. Committee or Outside Contractor. The Board may designate a committee or may engage the services of an outside consulting firm to carry out the approval and disapproval obligations of the Association hereunder. In the event the Board engages the services of an outside firm, the cost of such firm shall be a Common Expense.

F. Transfer Fees. The Association may charge a fee to any Unit Owner requesting approval of a proposed transfer or lease of a Unit, said fee to be in an amount determined by the Board from time to time and not to exceed the maximum amount permitted by the Act.