



Unit # \_\_\_\_\_

Date Received at Royal Greens:

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

## Lease Application

Please read the following carefully:

This application must be completed and submitted to the Management Office with all required documents in order for the application to be processed. Please allow twenty (20) days for processing. Please be advised that some applications may take longer than 20 days to process. Please be further advised that the 20-day processing time begins once a complete application is received.

The following must be included to process the application:

- A completed Lease Application with initials and signatures of all applicants.
- An executed lease signed by both parties.
- A copy of each applicant's Driver's License, or other form of state or federal approved picture ID. Note: if not a U.S. citizen, submit a copy of residency authorization or passport photo page.
- A copy of the vehicle registration for each vehicle registered.
- A \$100.00 check or money order for each applicant made payable to Royal Greens at Gateway.
- Color Photo of Pet, proof of rabies vaccination, and veterinarian documentation must be submitted with any purchase or lease application or whenever a pet will be maintained within any unit. Proof of Lee County Animal license must be provided within ten (10) business days once pet is maintained within any unit. (if applicable)
- All pending balances must be paid in full by the owner in order to add a new tenant to the water account and bill accordingly.

Terms & Conditions:

- a) Acceptance of this application is conditioned upon the truth and accuracy of the information provided and upon the approval of the Board of Directors. Occupancy prior to approval is prohibited. Any misrepresentation or falsification of information on these forms will result in the automatic rejection of said application.
- b) The decision for this application will be final and NO reason will be given for any action taken. The determination of this application is governed by the Board of Directors, the Royal Greens at Gateway Governing Documents & any resolutions for lease denial criteria that has been established by the board of directors.
- c) No lease shall be for less than six (6) months, and only two (2) leases per twelve (12) month period are permitted. Should the tenant renew the lease, a new and complete lease MUST be submitted to the Association upon renewal. We will not accept renewal letters/leas addendums as renewals.

**NOTE: Applications submitted for units with delinquent accounts are subject to denial at the Board of Directors discretion. These applicants may be contacted by the Association's Attorney if the Lease Application is approved.**

**PLEASE MAKE SURE THAT ALL PORTIONS OF THE APPLICATION ARE FILLED OUT AND ALL DOCUMENTS ARE SUBMITTED IN ORDER TO PREVENT A DELAY IN PROCESSING THE APPLICATION. ALL APPLICANTS MUST INITIAL EACH PAGE AND SIGN WHERE DESIGNATED.**

Initials \_\_\_\_\_, \_\_\_\_\_



Unit # \_\_\_\_\_

## Lease Application

Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_ Unit # \_\_\_\_\_

Landlord/Property Manager: Universal Team Realty

Phone: 239-791-8321 Email: ken@utrfl.com

Lease Term: \_\_\_\_/\_\_\_\_/\_\_\_\_ - \_\_\_\_/\_\_\_\_/\_\_\_\_

**Is any prospective tenant serving as a member of the US Armed Forces on active duty or state active duty?**

**YES** \_\_\_\_\_ **NO** \_\_\_\_\_

### Primary Applicant:

Full Name: \_\_\_\_\_

Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ (Required) Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Have you ever been convicted of any criminal offense, plead guilty or nolo contendere, or been found guilty of a crime, even though adjudication was withheld or sentence was suspended?

YES \_\_\_\_\_ NO \_\_\_\_\_ If yes, please explain: \_\_\_\_\_

### Co-Applicant:

Full Name: \_\_\_\_\_

Social Security #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ (Required) Date of Birth: \_\_\_\_/\_\_\_\_/\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Have you ever been convicted of any criminal offense, plead guilty or nolo contendere, or been found guilty of a crime, even though adjudication was withheld or sentence was suspended?

YES \_\_\_\_\_ NO \_\_\_\_\_ If yes, please explain: \_\_\_\_\_ Initials \_\_\_\_\_, \_\_\_\_\_



### Lease Application Cont.

**List all other occupants under the age of 18:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_ D.O.B. \_\_\_\_/\_\_\_\_/\_\_\_\_

**Emergency Contact Information:**

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Name: \_\_\_\_\_ Relationship: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

**Previous Landlord:**

Name/Community: \_\_\_\_\_ Phone: \_\_\_\_\_

How Long: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

**Personal References: List 3**

1) Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Years Known: \_\_\_\_\_

2) Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Years Known: \_\_\_\_\_

3) Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Years Known: \_\_\_\_\_

Initials \_\_\_\_\_, \_\_\_\_\_



Unit # \_\_\_\_\_

### Condominium Association

11501 Villa Grand, Fort Myers, FL 33913

## PET REGISTRATION FORM

Residents: \_\_\_\_\_ Date: \_\_\_\_\_

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

Type of Pet: Dog ( ) Cat ( ) Other: \_\_\_\_\_

Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_ Sex: \_\_\_\_\_

Neutered/Spayed: YES ( ) NO ( ) Pet's Name: \_\_\_\_\_

License Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

### PET ACKNOWLEDGEMENT

1. The Pet shall be allowed as per the Royal Greens at Gateway Condominium Association Declaration of Condominium, Section 17. Occupancy and Use Restrictions; Sub-section 17.3: Pet Restrictions.
2. The pet shall be kept, maintained, and licensed in accordance with the Lee County Ordinance, Chapter 14, Section 14-22.
3. Only one domesticated dog or cat may be maintained in a Unit.
4. Breeds considered to be dangerous by the Board, as referenced in Section 17.3 of the Declaration shall include, but are not limited to Pit bull, Chow Chow, American Staffordshire terrier, Doberman pinscher, Rottweiler, Malamute, Siberian husky, Cane Corso, Press de Canarion, Wolf-Dog Hybrid, and German Shepherds.
5. All pets must be registered with the association.
6. If any pet exhibits aggressive and/or vicious behavior, the board will send one (1) violation letter to the owner of the animal. If a second incident with the pet occurs, the Board reserves the right to permanently remove the animal.
7. Photo of Pet, proof of rabies vaccination, and veterinarian documentation must be submitted with any purchase or lease application or whenever a pet will be maintained within any unit. Proof of Lee County Animal license must be provided within ten (10) business days once pet is maintained within any unit.
8. At all times when pet is not inside the premises, pet shall be kept on a leash.
9. All solid pet waste must be picked up and disposed of properly.
10. Pet will not be left unattended outside or on the lanai.
11. Pet will not create excessive or constant noise to become a nuisance to others,
12. **Original Pet tags will be free of charge; a \$25.00 fee will be charged for replacement Pet Tags.**

Initials \_\_\_\_\_, \_\_\_\_\_

13. As per 718, Florida Statutes on Condominium Associations violation of any regulation may result in remedies including, but not limited to suspension of amenity use, fines, the restriction of the resident's right to keep a pet, and the expulsion of the pet from Association property.

By signing below, I/We acknowledge that I/we have read and understand the pet rules and regulations. I/We understand that violations of the Rules and Regulations and Governing Documents regarding pets can lead to fines, suspension of amenity use, the restriction of my/our rights to have a pet and the expulsion of my/our pet from the Association property.

Tenant (s) Signature: \_\_\_\_\_

Owner (s) Signature: \_\_\_\_\_

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



**FOR OFFICE USE ONLY**

**DOG ID #:** \_\_\_\_\_ **Date Issued:** \_\_\_\_\_ **Completed by:** \_\_\_\_\_

Initials \_\_\_\_\_, \_\_\_\_\_



## Vehicle and Gate Access Information

### Rules and Regulations

1. Only one car is permitted through the gate at a time. Do NOT follow a car through the gate as it may close on your vehicle.
2. Please do not push or touch the gates in any manner. This may damage the gate system.
3. Gates are monitored by video surveillance.
4. Fines are issued to anyone that causes any damage to the gate, gate arm, or gate system.

**\*\*\* Gate access cards can be purchase at the Management Office once the application has been approved.\*\*\***

**Gate Cards are \$50.00/each Transmitters are \$70.00/each Pool Keys are \$50.00/each**

### Vehicle 1:

Owner: \_\_\_\_\_ Driver's License: \_\_\_\_\_

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Year: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ (Required)

(For Office Use Only) Gate Card # \_\_\_\_\_ Directory Code # \_\_\_\_\_

### Vehicle 2:

Owner: \_\_\_\_\_ Driver's License: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ (Required)

(For Office Use Only) Gate Card # \_\_\_\_\_ Directory Code # \_\_\_\_\_

### Vehicle 3:

Owner: \_\_\_\_\_ Driver's License: \_\_\_\_\_

Year: \_\_\_\_\_ Make: \_\_\_\_\_ Model: \_\_\_\_\_

Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ (Required)

(For Office Use Only) Gate Card # \_\_\_\_\_ Directory Code # \_\_\_\_\_

Initials \_\_\_\_\_, \_\_\_\_\_



## Rules & Regulations

### PLEASE READ ALL PAGES CAREFULLY

The following pages summarize some, but not all, of the rules and regulations, which are in place at Royal Greens. It is suggested that you keep a copy of these pages for reference.

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes, tables, clothing shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective Units.
3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements or Limited Common Elements. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere in the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.
5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements for time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for stage, recycling or disposal of such material shall be kept in a clean and sanitary condition.
6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
7. No repair of vehicles shall be made on the Condominium Property and no inoperable vehicles shall be permitted on the Condominium Property.
8. No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agent, tenants, visitors or licensees, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
9. No sign, advertisement, notice or other graphics or letter shall be exhibited, displayed, inscribed, painted or affixed to, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (until such time as Developer is no longer offering units for sale in the ordinary course of business, and thereafter by the Board). Additionally, no awning, canopy, shutter or other projecting shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the Prior written consent of the Board of Directors of the Association.
10. No flammable, combustive or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.
11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such a firm or individual.

Initials \_\_\_\_\_, \_\_\_\_\_



## Rules & Regulations Continued...

12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit or should the Unit suffer hurricane damage, and furnishing the Association with name(s) of such firm or individual.
13. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit or should the Unit suffer hurricane damage, and furnishing the Association with name(s) of such firm or individual.
14. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (a) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (b) the dish may be no greater than one meter in diameter, and (c) to extent that same may be accomplished without (i) impairing reception of an acceptable quality signal, (ii) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (iii) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.
15. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.
16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them 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. Loud Noise by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.
17. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:
  - a. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on about any recreational facilities contained within the Condominium Property.
  - b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration
  - c. Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.
18. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of incorporation or By-Laws, provided that the procedures set forth in the Declaration are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.
19. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

Initials \_\_\_\_\_, \_\_\_\_\_



## Rules & Regulations Continued...

- a. Requirements that leases or lessees be approved by the Association (if applicable); and
- b. Restrictions on the presence of pets; and
- c. Restrictions on occupancy of Units based upon age (if any); and
- d. Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restrictions if the vehicle is engaged in any activity relating to construction, maintenance, or market of Units.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

### POOL AND POOL AREA RULES

The use of the facility is limited to Royal Greens Residents and their Guests. For your protection we ask that you observe the following rules:

1. POOL AND POOL AREA HOURS ARE DAWN TO DUSK
2. No Lifeguard on duty. Persons using the pool should do so at their own risk.
3. Only residents or invited guests may use the pool. A guest must be accompanied by the resident. Limit of Four (4) Guests per unit allowed. Additional guests allowed with prior management approval.
4. 43 is the maximum number of people allowed in the pool at any one time.
5. Please shower before entering the pool.
6. No glass allowed in pool or pool area.
7. Food and Beverage consumption is prohibited within (6) feet of the pool edge per Lee County Health Department.
8. Smoking in designated area only.
9. Animals are not permitted in pool or pool area.
10. Children sixteen (16) years and under are permitted to use the pool facilities ONLY if accompanied and supervised by a responsible adult.
11. No running, pushing or roughhousing is allowed in the pool area.
12. Be courteous for the comfort and enjoyment of others.
13. Share pool water space for the comfort and enjoyment of others.
14. No climbing on Ball formations next to the pool.
15. Radios and all musical devices must be kept at low volume so as not to disturb others' enjoyment of the pool area.
16. No Diving. Pool depth is measured in feet.
17. Loud, unruly behavior is not allowed.
18. No pets.
19. No Intoxication.
20. No Profanity.
21. Appropriate attire must be worn in the pool and pool area. Adults must wear appropriate swim attire. Children still in diapers must wear appropriate swim diapers.
22. Sporting activities are prohibited in pool area without prior management approval.

Initials \_\_\_\_\_, \_\_\_\_\_



### **GYMNASIUM & FITNESS AREA RULES**

The use of the facility is limited to Royal Greens Residents and their Guests who are properly registered. For your protection we ask that you observe the following rules:

1. THE FITNESS AREA HOURS ARE FROM 6AM-8PM
2. THE GYMNASIUM HOURS ARE FROM 6AM-8PM
3. A maximum of six (6) people are allowed on the GYMNASIUM at any time.
4. Only residents or invited guests may use the Fitness Area or Gymnasium. A guest must be accompanied by the resident AT ALL TIMES. Limit of two (2) Guests per unit allowed.
5. Gymnasium MUST be reserved in advance for use. Reservations are allowed at a two (2) hour Maximum time period. (See management for details).
6. Gymnasium Reservations MUST be requested by an owner/resident of Royal Greens over 18yrs. of age and must be present at all times during requested reservation times.
7. NO Food or Alcoholic Beverage is allowed in the Fitness Area or Gymnasium.
8. Smoking is NOT allowed in Fitness Area or Gymnasium area.
9. Animals are not permitted in the Fitness Area or Gymnasium Area.
10. Children sixteen (16) years and under are permitted to use the Fitness Area or Gymnasium facilities ONLY if accompanied and supervised by a responsible adult at all times.
11. No running, pushing or roughhousing is allowed near or in the Fitness Area.
12. Be courteous for the comfort and enjoyment of others.
13. Radios and all musical devices must be kept at a low volume and should not disturb others' enjoyment of the facilities.
14. Loud, unruly behavior is not allowed.
15. No pets.
16. No Intoxication.
17. No Profanity.
18. Appropriate attire must be worn at all times. Shirts and shoes must be worn at all times.
19. Doors and Windows must be kept Closed at all times.

**Owners and Residents are responsible for their guests' actions at all times. Management reserves the right to ask any resident or guest to leave the facility for violation of any of the above rules...**

**PLEASE NOTE IF YOU ARE FOUND TO BE IN VIOLATION OF THE ABOVE RULES THE RIGHTS TO USE OF THE AMENITIES MAY BE SUBJECT TO SUSPENSION**

Initials \_\_\_\_\_, \_\_\_\_\_

### **ENTRY GATE & VEHICLE RULES**

1. The vehicle Entry Gate will open when a vehicle with an activated Gate card, transponder or enters via the Call Box. The vehicle Exit Gate opens whenever a vehicle drives over an underground sensor. The Gate card/Transponder will open the pedestrian gate on the sidewalk from outside. The pedestrian gate can be manually opened from the inside by a push button.
2. To avoid damage to the gate and vehicles and to address *safety/security* concerns, only one vehicle may pass through the entry gate each time it is opened. The gate camera system will photograph vehicle license plates that “tailgate” through the gate. Tailgating will be grounds for enforcement action including fines.
3. All drivers and owners of Approved Vehicles and/or any motorized vehicles, including motorcycles or any customized vehicles, that are driven or parked on Condominium property must, use safe and courteous driving practices, and not create vehicle-related nuisances of any sort. This includes leaking vehicle-related fluids, discharging excess exhaust or motor emissions, loud mufflers, honking, motor revving, and acceleration related sound disturbances to any Owners, Occupants, Residents, or their guests. Violators are subject to Enforcement Action including fines.
4. Gate cards or transponders will be issued only to Approved Vehicles upon application, supported by a current Driver License, Vehicle Registration, and proof of Vehicle Insurance. A vehicle temporarily visiting overnight or longer-term, including rental cars or vehicles owned by guests, must obtain a Temporary Pass from the management company. All Approved Vehicles must have visible Parking decals which have been attached by the management company. Vehicles on the premises overnight without a visible Resident Decal or Temporary Parking Permit will be ticketed and towed in accordance with established towing procedures. Arrangements for Temporary parking permits (*i.e. overnight parking, guest parking or rental cars*) MUST be made ahead of time *by*:
  - 4.7. Contacting the management office via email or telephone call or by visiting the management office during posted business hours.
  - 4.8. Or contacting the Security guard on duty located in the pool area until 8:00 P.M. (Mon-Fri) and 12:00-8:00 PM. On the weekends or holidays.
5. All residents will receive a vehicle decal(s). A maximum of one (1) for a one-bedroom unit, two (2) for a two bedroom unit, and three (3) for a three bedroom unit is permitted. The amount of decals issued may be adjusted by approved occupancy and number of approved vehicles in the unit. This has been determined by the number of available parking spaces. Only drivers specifically named on a lease will be allowed to obtain (1) decal per vehicle. All residents will need to provide vehicle information and drivers license.
6. One name and telephone number per Unit (either the resident owner or the approved tenant) may be listed in the call box. Cell phone or landline numbers are eligible to be listed with any three-digit United States area code. Visitors may scroll to their host’s name on the Call Box to request entry. Upon receiving a visitor call, the host must press number 9 on their telephone if they wish to open the entry gate. Please do not allow anyone you do not know into our community as they are considered trespassers if they are not invited guests.

Initials \_\_\_\_\_, \_\_\_\_\_

7. Only vehicles properly accessing the Entry Gate with Gate cards, transponders, or the Call Box are permitted on Association property. All other vehicles will be considered trespassers and are in violation of our Rules and Regulations. Penalties include prosecution, towing, and fines.
8. A 24-hour camera system records the vehicle image, license plate, date, and time of entry for every vehicle that approaches the Gate. Additionally, the Call Box records the Unit owner/tenant name, date, and time of each entry when a Gate card, transponder or Call Box code is used. This information is used as evidence to support enforcement action or reports to police.
9. New owners, new tenants, and those who change cars must obtain new parking decal from the management company. A management representative is in the clubhouse office during posted office hours to help with any Gate problems. There is no charge for new parking decals or to program new names and phone numbers into the Gate system. All parking decals must be attached to the vehicle by the Management Company.
10. Police, fire, mail, school buses, and selected vendors receive keys or codes to open the Entry Gate. Owners and tenants scheduling deliveries or services must advise their vendor to call them on the Call Box or make other arrangements.
11. The gate cards, transponders and Call Box numbers of owners who sell their Units and tenants whose leases expire without timely renewal will be programmed to deny entry 24 hours after the Unit's sale or the lease expiration date.
12. Temporary parking permits are intended for the convenience of owners, tenants and their guests. Each use of the Temporary parking Pass is recorded and matched with the record period for which the pass has been authorized. Any verified abuse of the Temporary parking permit system will result in fines or suspension of privileges or both.
13. Vehicles parked overnight (11 PM-5AM) without a valid parking decal or Temporary parking permit will be issued a 24 hour notice of TOW by the contracted Tow company. Two (2) Notice of Tow warnings will be issued. If there is a third incident within a thirty (30) day period the vehicle will be towed without further notice. Towed vehicles may be claimed at the contracted towing company upon payment of the required towing and storage fees at the vehicle owner's expense.
14. No abandoned or inoperative vehicle or vehicle without a valid license plate or state registration may be stored anywhere on condominium property. The term "inoperative vehicle" means:
  - 14.7.1. A vehicle that cannot be started and legally driven on public roads in its present condition.
  - 14.7.2. Registered covered vehicles including motorcycles will be issued a parking decal to be affixed to the vehicle or motorcycle cover. Arrangements MUST be made in advance if you will be using a vehicle or motorcycle cover.
15. Residents with registered commercial work vehicles may obtain a long term parking permit.

Initials \_\_\_\_\_, \_\_\_\_\_

- 16.** No vehicle may park across a sidewalk or other easement or be parked where part of the vehicle extends onto the sidewalk or easement. Vehicles impeding traffic, parked in unauthorized parking areas, parking on the lawn/sidewalks/etc., parked in a handicapped space without a placard, or parked in designated “No Parking” areas (e.g. cross-hatched areas) may be immediately towed without warning. Towed vehicles may be claimed at the contracted towing company upon payment of the required towing and storage fees at the vehicle owner’s expense.
- 17.** All overnight guests must display the Temporary parking permit on their rearview mirror. The term “overnight” means:
  - 17.7.1.1.** Any vehicle parked within the hours of 11:00 PM-5:00 AM.
- 18.** All residents of Royal Greens at Gateway MUST purchase a gate card or transponder in order to access the front entrance gate. The Call box is to ONLY be used by guests and vendors of the residents. Please contact the management office the following business day to advise of inoperable gate cards or transponders. Replacement gate cards or transponders may be purchased at the management office.
- 19.** NO pedestrian traffic will be allowed at anytime through the front entrance or exit gates. The front entrance or exit gates are intended for vehicular traffic only. A pedestrian gate is located along the fence for Pedestrian traffic.
- 20.** All vehicles shall obey all traffic signs posted throughout the property. The posted speed limit is 15 M.P.H.
- 21.** Unit owners are responsible for the actions of their Tenants, Occupants, Residents, and their guests and agents.
- 22.** Repairs to the gate and any of its components caused by damages from unit owners, Tenants, Occupants, Residents, vendors and their guests and agents shall be reimbursed to the association for the full amount of the costs incurred in order to restore the gate to its original condition. These include expenses for Service/repair Company, equipment, management employee’s time and labor and any other miscellaneous charge that may be incurred during the repair process.
- 23.** Skateboards, bikes, scooters, or recreational vehicles are NOT allowed in the common areas of the association; except those used by a person with a disability.
- 24.** For after hours gate access emergencies please dial #444 at the gate callbox. A management representative is on call. After you have identified your self, access will be granted remotely. Please note this is for residents of Royal Greens at Gateway use ONLY.

Initials \_\_\_\_\_, \_\_\_\_\_



**Application Agreement & Consent**

**The undersigned agrees to the following:**

**Taking use of the amenities offered by Royal Greens at Gateway Condominium Association, including fitness, basketball, swimming, and the use of various equipment and amenities has certain inherent risks and potential for injury.**

**I assume such risk entirely, for not only myself, but also for my children and guests. Accordingly, to the fullest extent permitted by law, the Royal Greens at Gateway Condominium Association, and its directors, officers, agents, or employees, are fully and forever released from any and all claims, demands, damages, rights of action, or causes of action, present and future, whether known or unknown, anticipated or unanticipated, resulting from or arising out of my participation in the use of the equipment or amenities of the facility thereof.**

**I have read and understand the rules, regulations, and policies set by the Royal Greens at Gateway Condo Association, as outlined in this application.**

**I certify that the Covenants, Conditions & Restrictions of the Royal Greens at Gateway Condominium Association Inc. have been issued and read in their entirety by the lessee and understood before entering into any agreement for the rental of the above RESIDENCE and before the execution of this application form.**

**I certify, by signature(s) that the home SHALL BE FOR SINGLE FAMILY USE ONLY, NO COMMERCIAL OCCUPANCY OR ACTIVITY MAY BE CARRIED ON. A FAMILY IS DEFINED TO MEAN ANY NUMBER OF PERSONS RELATED BY BLOOD, MARRIAGE OR ADOPTION OR NOT MORE THAN TWO (2) UNRELATED PERSONS LIVING AS A "SINGLE HOUSEKEEPING UNIT". NO PORTION OF THE HOME MAY BE RENTED AND THAT THE LEASE OR SALE OF ANY HOME ON A TIMESHARE BASIS IS PROHIBITED. ALL LEASES SHALL PROVIDE THAT THE ASSOCIATION HAVE THE RIGHT TO TERMINATE THE LEASE UPON DEFAULT BY THE TENANT IN OBSERVING ANY OF THE PROVISIONS OF THE DECLARATIONS, THE ARTICLES, THE BY-LAWS, THE USE RESTRICTIONS, OR ANY OF THE OTHER AGREEMENT DOCUMENT OR INSTRUMENT GOVERNING THE LOTS. IN THE EVENT THAT THE HOMEOWNER IS DELINQUENT IN THE PAYMENT OF HIS OR HER ASSESSMENTS THE ASSOCIATION HAS THE RIGHT TO REQUIRE SUCH OWNER'S TENANT BY WRITTEN NOTICE TO SUCH TENANT TO PAY DIRECTLY TO THE ASSOCIATION THE RENTAL FEES DUE FOR SUCH RESIDENCE. THE ASSOCIATION SHALL THEN DEDUCT THE DELINQUENT ASSESSMENTS FOR THE RESIDENCE FROM THE RENT AND FORWARD THE BALANCE OF THE RENT TO THE OWNER. THE OWNER HEREBY APPOINTS THE ASSOCIATION ITS AGENT FOR SUCH PURPOSES.**

**By signing below, you certify that the information provided on this application is true and correct. Furthermore, you authorize Royal Greens at Gateway to obtain a criminal background check using the information provided.**

Applicant Signature: \_\_\_\_\_ Date/Initials \_\_\_\_\_

Co-Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_\_



### Water & Sewer Billing Agreement

**Property Address:** \_\_\_\_\_, **Fort Myers, FL 33913.**

**Tenant(s):** \_\_\_\_\_

**Owner (s) / Management Company:** Universal Team Realty

**Lease Start Date:** \_\_\_\_\_ **Lease End Date:** \_\_\_\_\_

**Terms and Conditions:**

- Owner acknowledges that he/she is responsible for the water and sewer invoice should the tenants fail to submit their monthly payment.
- Owners are responsible for submitting a copy of the lease to United Utility Services at least 3 days after the move-in date or lease start date.
- All pending balances must be paid in full by the owner in order to add a new tenant to the water account and bill accordingly.
- Owners must contact United Utility Services to request a change of mailing address within 3 days after the tenant moves out of the unit.

By signing this form, I \_\_\_\_\_ (Owner or Management Company) of Unit # \_\_\_\_\_ located at Royal Greens at Gateway Condominiums, agree to the terms above.

\_\_\_\_\_  
Owner/Agent Signature

\_\_\_\_\_  
Date

Initials \_\_\_\_\_, \_\_\_\_\_

