



Centre Court I Condominium Association, Inc

c/o Coastal Association Services, LLC.

1314 Cape Coral Pkwy East, Suite 205, Cape Coral, Florida 33904

T: 239-689-3080 // F: 1-844-273-1058 // Email: info@coastalassociation.biz

*****AUTHORIZATION FORM*****

SEPARATE APPLICATIONS ARE REQUIRED FOR APPLICANTS OVER THE AGE OF 18 IF THEY ARE NOT THE SPOUSE OF THE APPLICANT. A COPY OF A VALID DRIVERS LICENSE OR PHOTO ID IS REQUIRED FOR ALL APPLICANT'S OVER THE AGE OF 18.

By signing, the applicant recognizes that Centre Court I Condominium Association, Inc or its agent Coastal Association Services, LLC. may obtain and verify a consumer credit report, along with an investigation of my background which may include information regarding to my character, banking history, criminal history, present and prior residential history and past and present employment history. I/We agree to indemnify and hold harmless the above Association and its agent, Coastal Association Services, LLC., it's employees, Officers and Directors, affiliates, sub-contractors and agents from any loss, expense, or damage which may result directly or indirectly from information or reports furnished by Coastal Association Services, LLC.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained on this report is to be released to the Condominium Association Board of Directors and / or screening committee only.

Applicant Signature

Applicant Printed Name

Applicant Social Security Number

Applicant Date of Birth

Date Signed

Phone Number

Spouse's Signature

Spouse's Printed Name

Spouse's Social Security Number

Spouse's Date of Birth

Date Signed

Phone Number



**APPLICATION FOR OCCUPANCY
PLEASE PRINT**

**COMPLETE ALL QUESTIONS AND FILL IN ALL BLANKS
RETURN, WITH A COPY OF THE LEASE OR PURCHASE CONTRACT and an
Application Fee of \$150.00 per application made payable to Coastal Association Services, LLC.
Payment needs to be received before background check will be done.
We accept Cash, Business check, Cashier's check or Money Order (No Personal Checks)**

Please **allow 30 days** for approval after all information is received by Coastal Association Services, LLC. The interview will be requested after the Board has completed their individual review(s) of the background check, application, lease and lease addendum. The interview may be done via telephone.

Date of occupancy: _____ **Number of people to occupy the unit:** _____

Unit # _____ **is being Purchased:** _____ **Leased:** _____ (Check one)

Lease Starting Date: _____ **Lease Ending Date:** _____ (Max = 12 months)

Purchaser information:

1. Do you already own a unit at Centre Court? Yes _____ No _____ If yes, Unit # _____

Method of Ownership One Owner _____ Co-Owner _____ LLC _____

If ownership is through an LLC, please provide the names of all members of the LLC for this unit:

2. For this purchase:

Method of Ownership One Owner _____ Co-Owner _____ LLC _____

For ownership by Co-Owners or LLC please identify the Primary Occupant _____

For ownership through an LLC, please provide the names of all members of the LLC for this intended purchase:

Please note: Amended and Restated Declaration of Condominium - Section 114.3.2.5(f) permits the Board to disapprove the owning of more than two (2) units in the condominium complex.

Purchaser/Renter Information:

Name: _____ Date of Birth: _____

Driver's License Number: _____ Phone Number: _____

E-Mail Address: _____

Spouse's Name: _____ Date of Birth: _____

Drivers License Number: _____ Phone Number: _____

E-Mail Address: _____



Other Occupant(s):

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

If purchasing the home please indicate use: Permanent Residence: _____ Rental: _____

Seasonal Residence: _____ Other (Specify): _____

Official Mailing Address After Closing: _____

Name of Current Owner _____

Name and Phone Number of Realtor: _____

Name and Phone Number of Closing Agent: _____

In Case of Emergency Notify:

1. Name: _____ Phone: _____

Address: _____

2. Name: _____ Phone: _____

Address: _____

Centre Court I Condominium Association, Inc **DOES NOT ALLOW ANY PETS.**

Do you have any Pets: Yes: _____ No: _____

If yes, what is the name of your pet(s): _____

What type/breed is your pet(s): _____

How many pounds: _____

Miscellaneous:

Do you own a water bed: Yes: _____ No: _____

Do you smoke: Yes: _____ No: _____

Do you own real estate: Yes: _____ No: _____

If yes, please explain where: _____

Have you ever been evicted from any rental premises: Yes: _____ No: _____

If yes, please explain: _____

Have you ever willfully and intentionally refused to pay rent when due: Yes: _____ No: _____

If yes, please explain: _____



Have you ever been convicted of a felony? Yes: _____ No: _____

If yes, please explain: _____

Personal Information

Vehicle Type: _____ Color: _____

License Plate Number: _____

Vehicle Type: _____ Color: _____

License Plate Number: _____

Nearest Relative Not Living with You:

Name: _____

Address: _____

Relationship: _____

Phone Number: _____

Two Work References:

Name: _____

Title: _____

Address: _____

Phone Number: _____

Name: _____

Title: _____

Address: _____

Phone Number: _____

Two Personal References:

Name: _____

Address: _____



Relationship: _____ Phone Number: _____

Name: _____

Address: _____

Relationship: _____ Phone Number: _____

Residence History (At Least 5 Years)

Present Street Address: _____

City, State, Zip: _____ Phone: _____

Your E-Mail Address: _____

Current Landlord's Name: _____

Address: _____

Landlord's Phone: _____ Dates of Residency: From _____ to _____

Prior Residency Address: _____

City, State, Zip: _____

Prior Landlord's Name / Address: _____

Landlord's Phone: _____ Dates of Residency: From _____ to _____

Employment & Bank References

Currently Employed: Yes: _____ No: _____ Retired: Yes: _____ No: _____

Employed By / Retired From: _____

Address: _____

Phone Number: _____

Length of Employment: _____ Monthly Salary: \$ _____

Spouse Employed By / Retired From: _____

Address: _____



Phone Number: _____

Length of Employment: _____

Monthly Salary: \$ _____

(If less than 5 years at present employment)

Prior Employer _____

Length of Employment: _____

Address/ Phone Number: _____

Spouse's Prior Employer: _____

Length of Employment: _____

Address/Phone Number: _____

Bank Reference (Name): _____ Phone: _____

Address: _____ How Long _____

I/We have received, read and understand the Governing Documents/Rules & Regulations for Centre Court I Condominium Association, Inc. Further, I/We agree to honor and abide by all of the provisions according to Governing Documents/Rules & Regulations for Centre Court I Condominium Association, Inc.

By signing, the applicant recognizes that Centre Court I Condominium Association, Inc or its agent Coastal Association Services, LLC. may obtain and verify a consumer credit report, along with an investigation of my background which may include information regarding to my character, banking history, criminal history, present and prior residential history and past and present employment history. I/We agree to indemnify and hold harmless the above Association and its agent, Coastal Association Services, LLC., it's employees, Officers and Directors, affiliates, sub-contractors and agents from any loss, expense, or damage which may result directly or indirectly from information or reports furnished by Coastal Association Services, LLC..

I/We certify that all of the above furnished information is true and accurate, should there be any discrepancies and/or false information provided, I understand that this application is null and void.

As required by law, this information is kept strictly confidential.

Applicant Name: _____

Applicant Signature: _____

Spouse's Name: _____

Applicant Signature: _____



CENTRE COURT I CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS
Effective October 6, 2020

The definitions contained in the Declaration of Condominium of Centre Court Condominium I are incorporated herein as part of these Rules and Regulations. The term resident refers to an owner, co-owner or lease holding resident who lives on the premises.

The Rules and Regulations are intended to summarize restrictions contained in the Association's Amended and Restated Documents, and to provide additional restrictions adopted by the Board of Directors, so all residents have the information they need to support community living.

1. The walkways, entrances, halls, corridors, stairways, ramps and parking spots shall not be obstructed or used for any purpose other than ingress and egress to and from the building(s) and the other portion of Centre Court Condominium I. All Centre Court I common elements and limited common elements shall not be used for any purpose other than their designated purpose, nor shall they be obstructed by any item not designated for that area. Any unauthorized item will be removed and any expense associated with the removal will be charged to the unit owner. However, tools and supplies may be placed on the walkways for a limited time for refurbishing, remodeling, or general repairs of individual units. No complete blockage of a walkway will be allowed. Furthermore, drop cloths to protect the walkway must be used at all times during this activity.

Work Hours: Refurbishing, remodeling, or general repairs must take place Monday - Saturday 8:00 AM to 6:00 PM only. Work Hours are not permitted on Sundays or Holidays.

Modifications and alterations to individual units may require permits and licensed contractors. Whenever a Unit Owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the Unit or common elements (including Limited Common Elements) (hereinafter referred to as "Renovation" or "Remodeling"), whether with or without Association approval, such Owner shall be deemed to have warranted to the Association and its members that Owner's contractor(s) are properly licensed and fully insured and that the Unit Owner will be financially responsible for any resulting damage to persons or property.

The Unit Owner also agrees to comply with the requirements of Chapter 713, Florida Statutes and to indemnify the Association and its members from any construction liens which may attach to common elements and which are attributable to work performed by or for the benefit of the Unit Owner.

Owners must complete and submit the two required Modifications and Adaptations forms to the Board and have them board approved prior to starting work. The only exception to this is in the case of an emergency.

2. Any planned alteration to the exterior of any unit or to the interior visible from the exterior, must be brought before the Board of Directors for their approval that such alterations are undertaken in such a manner as to provide for continuity.



The exterior of the units and all other areas appurtenant to the unit shall not be painted, decorated, or modified by any owner in any manner without the prior written consent from the Association by its Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board.

The Association's coded paint colors are to be used in painting exterior doors and lanais. Codes and colors are available at the office.

All draperies, curtains, shades or other window or door coverings installed within a unit which is visible from the exterior of the units, Limited Common Elements or the Common Elements shall have a white or off-white backing unless otherwise approved in writing by the Board.

An owner shall not install hurricane shutters, storm doors, awnings, hardware, doorbells or the like in any place visible from the outside of their unit, without prior written approval of the Board. Specific board-approved models for front entry doors and storm doors must be used on all units.

3.No article shall be displayed from the doors, windows, patios, walkways or lanais of the Units nor shall any item either personal or otherwise be placed upon the inside or outside window sills of the Units in such a manner to be visible from the exterior of the unit.

No owner shall be allowed to put their name or street address on his/her mail receptacle, or on any portion of his/her unit except in such place and in the manner approved by the Association for such purpose which approval shall be based on aesthetic grounds within the sole discretion of the Board.

No clothesline or other similar device shall be allowed on any portion on the Common Elements.

4.No bicycles, scooters, baby strollers, carts, wheelchairs, or similar vehicles, toys or other personal articles shall be allowed to stand in the storage rooms, common elements, carports, or recreational facilities. All items, except bicycles, must be placed in the unit. Bikes must be stored in designated bike racks or in the owner's unit. Residents who are gone for extended periods of time must store their bike(s) in their unit.

The Association is not responsible for bicycles stored in the bike racks.

5.No resident shall make or permit any noises that will disturb or annoy the occupants of any of the units or do or permit anything to be done which will interfere with the peaceful rights, and quiet enjoyment of others. (Fort Myers Municipal Code - Article V, Section 54-196)

6.Each owner shall keep such unit in good state of preservation and cleanliness and shall not sweep or throw or allow anyone else to sweep or throw from the doors or windows thereof, any dirt or other substance.

7.There shall be a \$10.00 lock-out charge if the Association is requested to furnish keys after normal business hours for access to an owner who is locked out of his/her unit. However, each unit owner shall be permitted one free request provided that such request does not result in out-of-pocket cost for the Association.



8. Each resident who plans to be absent from his/her unit for more than 48 hours, including during the hurricane season (June 1 - November 30), must prepare the unit prior to departure by:

- Removing all furniture, potted plants and other movable objects from the lanai unless Hurricane Shutters are closed.
- Designating a responsible firm or individual satisfactory to the Association to care for his/her unit should the unit suffer hurricane damage, or damage at any time. Such firm or individual shall contact the Association's for clearance to install or remove hurricane shutters.
- Shutting off the main water coming into your unit. The valve is in your hot water heater closet.
- Unplugging the water heater from the wall or turn off the hot water heater at the breaker.
- For seasonal residents or residents leaving for extended periods of time, emptying the refrigerator.

9. All garbage and refuse from the units shall be deposited with care in the trash chutes intended for such purpose and only at such times and in such manner as the Association will direct. All garbage must be bagged in tied plastic bags made for such purpose. Residents are encouraged to have all unit garbage deposited in the trash chutes on Wednesday night in preparation for garbage pickup early Thursday morning. This will help reduce the amount of garbage that sits in our dumpsters for several days before pickup thereby reducing odors and pests.

Trash from outside the unit should be properly disposed of using the trash receptacles placed throughout the property.

Cigarette butts should not be thrown on the ground, but placed in the ashtrays located near each elevator.

All recyclable materials (see recycle list posted in the shadow boxes near the elevators) shall be deposited into one of the two designated recycling dumpsters located on the northeast and northwest sides of the parking lot by the carport walls. Boxes shall be broken down before being placed in the recycle dumpster.

All construction debris shall be deposited in the construction dumpster located in the northeast corner of the property.

It is the owner's responsibility to remove old, broken, or unused furniture, household appliances, household chemicals, paint, and electronics from the property. A list is also posted in the shadow boxes by the elevators.

10. No owner shall request or cause any employee or agent of the Association to do any private business of the owner, except as shall have been approved in writing by the Association.

11. The agents of the Association and any contractor or workman authorized by the Association may enter any unit at any reasonable hour of the day for the purpose permitted under the terms of the Condominium Documents. Entry will be made by prearrangement with the owner, except under circumstances deemed an emergency by the Association or the Manager, if any, in which case access



is deemed permitted regardless of the hour. If the unit owner is not at home, such access will be made while a representative of the Association or management agent is present.

12. No vehicle or other possessions belonging to an owner or to a member of the family or guest, tenant or agent of an owner shall be positioned in such manner as to impede or prevent ready access to another owner's parking space. The owners, their servants, agents, visitors and the owner's family will obey the parking regulations posted in the private streets, parking areas, and drives, and any other traffic regulations promulgated in the future for safety, comfort and convenience of the owners. All residents and guests shall register all vehicles with the management company of the Association

13. Each Centre Court unit has been assigned one covered parking space. Overnight parking is limited to (2) two vehicles per unit for residents. Unit Owners/Tenants must park one vehicle in the assigned parking space. If an Owner/Tenant has two vehicles, (only 2 per unit is allowed), then one car must be parked in their assigned space at night and one vehicle in a guest parking space located around the building. All residents, whether owning or leasing a unit, will be required to have a parking sticker visible on the lower left- hand corner of the outside rear window of the vehicle. Residents will be issued one parking sticker per vehicle with the number on the sticker matching the assigned carport number. Owners/Tenants not having a parking sticker visible on their car will be sent a notification by the Management Company of non-compliance of with this rule with a timeframe within which to comply or be fined, as provided by Florida Statute No. 718.

Handicapped parking spaces are intended for use by handicapped residents and guests with handicapped plates or placards.

14. Residents wanting to park in another unit owner's assigned parking space must have written permission from the Unit Owner who is offering the space. Written permission shall be filed in the office prior to using the parking space. The owner of the parking space shall be held responsible for any damages that may be done to the carport area or for any violations on that vehicle. An owner may not loan the assigned carport space to another person and use a guest space for their vehicle.

15. Overnight guest parking either in guest parking or in a carport must have a Guest Parking Pass placed in plain view on the rearview mirror of the vehicle. Unit Owners are responsible to see that this directive is followed accordingly.

Each unit has two guest parking passes that are managed by the unit owner. Replacement guest parking passes cost \$15. The Association and the Board of Directors reserves the right to tow any vehicle that is in violation while parked in a guest parking space.

Vehicle repairs and maintenance (other than emergency, which shall include jump start of a dead battery, repair of flat tire, or to repair a cracked windshield) to vehicles is not permitted anywhere on the property. All vehicles must contain a current license tag and must be able to move under their own power. The Board of Directors has the right to require an owner or resident to start and drive a vehicle to prove it is operable, regardless of the display of valid state license/registration or inspection sticker if the vehicle has not been moved in 48 hours.

16. No commercial vehicle shall be permitted to park overnight on the property without written permission from the Association. Permission to park a commercial vehicle for no longer than 24 hours must be obtained 48 hours before its arrival.



Vehicles may park in the loading zone for no more than 20 minutes to load or unload.

17. Vehicles not fitting within a standard size parking space nor any trailer, boat, or camper shall not be permitted on any portion of the Common Elements except for trucks delivering goods or furnishing services and except on such portion of Centre Court Condominium I as the Board may, in its sole discretion determine. The Association shall have the right to authorize the towing away of vehicles in violation of this rule with the costs to be borne by the owner or visitor.

18. All residents must clean up any oil spots caused by their vehicle, within 48 hours of receipt of notification from the Association.

19. All vehicles must pull forward into the parking spaces. Vehicles may not back into parking spaces.

20. An owner shall not intentionally cause or permit the blowing of any horn from any vehicle of which his/her guests or family shall be occupants.

21. No owner shall use or permit to be brought into the unit any flammable oils or fluids such as gasoline, kerosene, naphtha or benzene, or other explosive or articles deemed hazardous to life, limb or property. Per the City of Ft Myers Fire Department, grills are not permitted on lanais. (Fort Myers Municipal Code - Article II - Section 40-31(d))

22. The Association must retain a passkey and/or code to each unit. No owner shall alter any lock or install a new lock on any door leading into his/her unit without providing the Association a new key and/or code immediately after the new lock has been installed. If there is no key and/or code in the office, the Association shall have the right to have a key made or a lock changed at the cost of the owner if access to the unit is required by the Association for while the owner is not present.

23. Any damage to the Condominium property or equipment of the Association caused by any owner, family member, guest or invitee shall be repaired or replaced at the expense of such owner.

24. Each owner shall be held responsible for the actions of his/her family members, invited guests, contractors and agents.

25. Recreational activities shall be allowed only in the following designated areas:

- Grassy area outside the east fence
- Grassy area outside the west fence
- Grassy area outside the south wall
- Grassy area between the building and the north carport

Recreational activities are not allowed in the stairwells or walkways.

The following are expectations for using the North grassy common area of the building:

- Use of this area is restricted from 9:00 AM - 6:00 PM.
- Recreational activities may not occur directly in front of a first-floor owner's lanai.
- Recreational activities are limited to the grass, preferably closer to the carport wall or in the northwest corner of the designated area.
- Recreational activities should be limited to lawn games.
- Recreational activities should not occur near or around lawn sprinkler heads.



- Residents using this area must refrain from yelling, cursing, or making an unreasonable amount of noise.
- The Board of Directors may restrict availability of this area from time to time for lawn maintenance.

26. Food may be consumed in the courtyard or in the community room, but not in other common areas unless designated by the Board. Beverages may be consumed in all areas provided they are not in glass containers.

27. Pool

- Food is not allowed in the pool area.
 - Beverages that are not in glass containers are allowed on the pool deck only.
- Beverages are not allowed in the pool.
- Children under the age of 12 must have appropriate supervision with them at the pool.
 - No diving, running, or jumping.
 - Chairs and small tables may be moved, but they should be returned to the original location upon leaving the pool area.
 - Umbrellas should be lowered upon leaving the pool area.
 - All personal items (towels, flotation devices...) must be taken back to the unit upon leaving the pool area.
 - Guests must have a pool pass or be accompanied by the unit resident.
 - Smoking is prohibited in the pool area.

28. Complaints regarding the actions of others must be made in writing to the management company. Complaints regarding the management company must be made in writing to the Board of Directors. This is required before any action can take place.

29. Any consent or approval given under the Rules & Regulations by the Association shall be revocable at any time by the Board.

30. The recreational facilities are solely for the use of the owners and lessees, their family members, and invited guests. The use by others of the recreational facilities shall be at the risk of those involved, and not, in any event, at the risk of the Association or its Manager, if any.

31. The Community Room shall be used at the leisure of all Centre Court owners and/or residents for any non-business-related event. Please see the procedures below regarding the "Use of the Community Room". Please note that the following regulations do not apply to Centre Court Community sanctioned events.

- The Community Room shall be used on a first come, first serve basis; however, Board of Directors meetings shall supersede all events.
- The Board, at their discretion, may implement "black-out dates".
- All events must be hosted by a resident of Centre Court and said resident must be present for the entirety of the event. The host will be named the responsible party and will be held liable for any and all damages that occur during their events.
- The resident hosting the event must mark it on the calendar located in the Community Room hallway and must fill out an event form and drop it in the office mailbox. A check in the



amount of \$100.00 will serve as a refundable damage and cleaning deposit, shall be presented with the event form.

- At the conclusion of the event, the Community Room will be inspected. If everything is in proper order, the deposit will be returned to the hosting resident.

32. The regulations governing the use of the recreational facilities, including permitted hours, guest rules, safety, and sanitary provisions, use fees, security deposits, and all other pertinent matters shall be in accordance with the regulations adopted from time to time by the Association.

33. No pets of any kind shall be kept on any part of the condominium property or within any individual unit.

Residents and/or guests with an Emotional Support Animal or Service Animal should refer to the restrictions set forth in the Emotional Support-Service Animal Policy.

34. The exercise room shall not be used by anyone under the age of 16 years old unless appropriately supervised. No one under the age of 14 may use the equipment.

35. Leasing or Selling:

- In the event an owner intends to sell or lease their unit, there shall be presented to the Board of Directors the owner's signed statement or completed intent to Sell or Lease form.
- The following is required to complete the application process for a sale or rental.
 - The completed Association application along with a copy of the lease and lease addendum or sales contract must be submitted to the Management Company for approval by the Board of Directors.
 - The lessee(s)/purchaser(s) must undergo a criminal background check.
 - An interview must be held with the applicant.
 - The applicant(s) must provide signed acceptance of the rules and regulations.
- No "For Sale" or For Lease" signage is permitted on the Centre Court I property, other than on the designated bulletin boards.
- Leasing of units is governed by Section 13 of the Amended and Restated Declaration of Condominium.
- All Units may only have one (1) rental per year for a minimum of one (1) month. All other lease terms shall have a minimum duration of two (2) months, or longer, but not to exceed 12 months
- The Board has 30 days after all information and interviews have been provided to approve or disapprove of the lease.
- All leases shall provide (or deemed to provide) that the lessee, his/her family and guests, are bound by the Declaration of Condominium, the Bylaws and Rules and Regulations of the Association. The owner shall be responsible to ensure his/her lessee, guests, lessee's guests and all occupants of the unit are in compliance with any of the governing documents or the rules and regulations. Violation of any of the provisions therein shall be considered a material breach of the lease, entitling the Association to take any and all action necessary to obtain compliance including action for eviction or other removal of the tenant/occupant.

- Unit owners are responsible for informing the office in writing of any change of persons residing in the unit; this would include additions or deletions of occupancy. An updated information form must be filled out and submitted.



- In the event of an open house showing, the open house must be approved by the Officers on the Board of Directors at least 48 hours prior to the event. Professional signage provided by the real estate company and or unit owner may be placed on Centre Court I property 48 hours prior to the showing and must be removed immediately after the showing.

36. The number of persons permitted to occupy a single unit as a residence (owned or leased), shall be no more than four (4) persons in a two-bedroom unit. See Rule 44 for guest restrictions.

37. Residents may use the storage space available on the second, third, fourth and fifth floors. First floor residents shall use storage rooms as follows: 101-105 (Second Floor), 106-110 (Third Floor), 111-115 (Fourth Floor), and 116-120 (Fifth Floor). Second through fifth floor residents shall use the storage room on the floor where their unit is located.

No furniture, carpet, vinyl, appliances, paint, screens, doors, home health care aids, liquids, hazardous materials or any additional items posted in the storage rooms shall be stored in these rooms and any such item shall be disposed of by the Association without notice. Each unit may have a limit of (4) four containers between the sizes of 18 to 50 gallons each. No one is to block access to another person's containers. All items must be in closed plastic totes, except each unit will be allowed not more than 2 suitcases each. Each suitcase shall be considered (1) one container. Suitcases may not be bagged or covered, and be able to stack on other containers in a flat position. No plastic or paper bags allowed and all containers must be clean and free from mold when stored. Furthermore, any item not clearly tagged or marked with the unit's number and current resident's name may be disposed of by the Association without notice.

The Association shall not be held liable for any loss, damage or expense that is suffered or sustained in connection with such storage.

The Board of Directors shall have the authority to modify the size of containers used due to overcrowding at any time with a (14) fourteen-day notice in writing to the owners.

38. A sound barrier must be installed under tile and hardwood flooring installed in any unit on all floors excluding the first (1st) floor. The sound barrier must be at least ¼" thick. Board approval of the sound barrier is required prior to installation.

39. No motorcycles or skateboards are allowed on the property.

40. Flower pots or potted plants cannot be placed on the common grounds unless they are part of the community landscape design approved by the Association.

41. Holiday decorations may be displayed only on the doors and windows of a unit as follows:

- Decorations may be displayed 14 days before Thanksgiving and continue through New Year's Day. Decorations must be removed 7 days after New Year's Day.
- For all other statutory holidays, decorations may be displayed 8 days before and after the holiday.
- Residents may request permission from the Board to decorate for a holiday that is not a statutory holiday.

42. If a unit is being properly rented to a tenant by the unit owner, except for emergencies or the initial investigation of a water leak, the Management Company and Board shall deal primarily with the owner



of the unit (and not the tenant) in the event work needs to be done by the Association. However, the Officers on the Board of Directors may modify this provision as circumstances may warrant.

43. Review of official records of the Association may be requested through a written records request submitted to the Management Company by certified mail.

44. Guest occupancy is governed by Section 12.2, 12.3, and 12.4 of the Amended and Restated Declaration of Condominium as follows:

- Guests and guest vehicles are required to register with the Association using the appropriate forms.
- Guests are subject to criminal background checks. Unregistered guests may be denied use of the amenities.
- If the owner **is not** present, guests are limited to a maximum visit of 16 days. These types of visits are limited on a per year basis. Maximum occupancy is two guests per bedroom plus two more as long as everyone is a member of a single housekeeping unit.
- If the owner **is** present, there is a maximum occupancy of two persons per bedroom including the owner(s). Guests visits are limited to 30 days before being considered an occupant and requiring occupant paperwork.
- The Board of Directors may make exceptions to these restrictions to avoid undue hardship and inequity.

45. These Rules and Regulations, may be modified, added to or repealed at any time by the Association upon providing 14-day notice.

Applicant Name: _____

Applicant Signature: _____

Spouses Name: _____

Applicant Signature: _____



LEASE ADDENDUM

This Addendum is made by and between (“Owner”),

_____ (“Tenant”), and Centre Court I Condominium Association, Inc. (“Association”) and is to be attached to and made a part of that certain Residential Lease (the “Lease”) dated on or about, and entered into by and between Tenant, and the Owner as Landlord for the rental of.

Landlord and Tenant hereby acknowledge that pursuant the Amended and Restated Declaration of Condominium of Centre Court Condominium I, recorded at Instrument Number 2016000237093 in the Public Records of Lee County, Florida (“Declaration”), any lease of a Unit must be first approved by the Association.

Tenant acknowledges that it has received a copy of the Declaration, the condominium documents, and the rules and regulations of the Association, and further acknowledges that all provisions thereof shall be applicable and enforceable against Tenant and Tenants’ family, guests, or invitees to the same extent as against the owner of the Unit. Tenant hereby covenants to abide by the rules and regulations of the Association and provisions of the condominium documents. Without limiting the generality of the foregoing, Tenant specifically agrees to comply with Section 12.6 of the Declaration, whereby Tenant agrees not to cause any unreasonable annoyance or nuisance to the occupant of another unit; and with Section 13.2 of the Declaration, whereby Tenant agrees not to sublease the unit or assign his or her lease rights.

In the event that the Tenant fails to comply with the provisions of the condominium documents and rules and regulations, the Association shall have the right to evict the Tenant and any occupants, after seven (7) days written notice, and charge such costs to the Tenant and/or Owner. The Association shall be entitled to rely upon this Addendum and to enforce the terms hereof provided that the Association shall not assume any obligations or be liable whatsoever under the Lease. In the event the Association proceeds with eviction under this Addendum, nothing in this Addendum shall affect any rights the Owner may have under the Lease.

The Owner and Tenant acknowledge and agree that the Association shall have no obligations whatsoever under the Lease. The Lease is subject to all terms, conditions and obligations of Landlord, as a Unit Owner, and Tenant, set forth in the Declaration and the rules and regulations of the Association, notwithstanding anything in the Lease to the contrary. In the event of any conflict between the terms of the Lease and the terms hereof, the terms of this Addendum shall control.

IN WITNESS WHEREOF, the parties have executed this Addendum on the date below.

Landlord:

Tenant:

Signature

Print Name
Date: _____

Signature

Print Name
Date: _____

Signature

Print Name
Date: _____

Signature

Print Name
Date: _____





Coastal Association Services, LLC
1314 Cape Coral Pkwy E - Unit 205 – Cape Coral FL 33904
(239) 689-3080

CENTRE COURT I CONDOMINIUM ASSOCIATION, INC.

ACCEPTANCE OF RULES AND REGULATIONS

Centre Court I Condominium Association, Inc. is governed by the Amended and Restated Documents and Rules and Regulations.

Date _____

Unit #: _____

Unit Owners and Tenants

I have read the Rules and Regulations of Centre Court I Condominium Association, Inc., and I have been given an opportunity to ask any questions pertaining to the rules and regulations governing the community.

Unit Owner's/Tenant's Signature

Date

Unit Owners Only

As a unit owner, I have received a copy of the Centre Court I Condominium Association, Inc. Amended and Restated Documents.

Unit Owner's Signature

Date

For Office Use Only

For the Board of Directors: _____

Date _____