

# *Rails End*

## Homeowners Association, Inc.

c/o Hayden & Associates  
12650 Whitehall Drive  
Fort Myers, Florida 33907  
Ph : 239-489-4890 Fax : 239-489-4980

### \*\*\*Lease Application\*\*\*

This application must be submitted along with a non-refundable processing fee of \$100.00 to the Board of Directors via Hayden & Associates. A minimum of 30 days processing time is required prior to the start of any lease or sale closing. A copy of the lease agreement must be included with the application and a copy of each applicant's driver's license. Applicant will be responsible for submitting a national background check on all applicants over the age of 18 yrs. Make checks payable to Hayden & Associates.

### NO NEW OWNERS MAY MOVE INTO RAILS END WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS.

Address & Unit # \_\_\_\_\_

Present Owner \_\_\_\_\_ Phone # \_\_\_\_\_

Owner's Address \_\_\_\_\_

#### Personal Information:

Applicant

Spouse/Co-Applicant

Tenant(s) Name: \_\_\_\_\_

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

Vehicle (s): \_\_\_\_\_

Year/Make/Model \_\_\_\_\_

Will anyone other than those listed above occupy this unit? \_\_\_\_\_ No \_\_\_\_\_ Yes

If Yes, whom? \_\_\_\_\_

Pets? If yes, Breed & Weight? \_\_\_\_\_

#### Residential History:

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

\_\_\_\_\_ How long? \_\_\_\_\_

Phone Number: \_\_\_\_\_

**Emergency contact:**

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

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

\_\_\_\_\_

Phone Number: \_\_\_\_\_

**References: (2) – Please give names, addresses, and phone numbers:**

1. \_\_\_\_\_

\_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_

**Please read the following and sign this application:**

I have received and read a copy of the Rails End Association’s Rules and Regulations, Use Restrictions, and Bylaws, along with this application. I understand these Rules, Regulations, Use Restrictions, Bylaws, and agree to abide by them as long as I reside at Rails End. I understand that this is a Deed Restricted Community. Also, I am aware that a refundable security deposit in the amount equal to one (1) month’s rent is required for all rental properties.

Applicant

Signature \_\_\_\_\_ DOB: \_\_\_\_\_

Co-Applicant \_\_\_\_\_ DOB: \_\_\_\_\_

Approval:

Board Member/Agent: \_\_\_\_\_ Date \_\_\_\_\_

If application is denied, give reason: \_\_\_\_\_

\_\_\_\_\_

# Rails End

## Homeowners Association, Inc.

c/o Hayden & Associates  
12650 Whitehall Drive  
Fort Myers, Florida 33907  
Ph : 239-489-4890 Fax : 239-489-4980

### Homeowner Pet Addendum

The Board of Directors for Rails End Community Association requires that Applicants inform the Board of the type and weight of pets.

**Section 4. Pets.** No livestock or poultry shall be kept, maintained, or bred in any Home or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of three (3) domestic dogs ( other than breeds prohibited by the Associations insurance policy, applicable government regulations or other dogs which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the Property, which shall not be allowed under any circumstances in the Property) or three (3) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred, or raised for commercial purposes. Notwithstanding the forgoing, the Board of Directors shall specifically have the power to either permit additional domestic dogs or cats to be kept as pets by an Owner if in the determination of the Board such pets shall not cause or be deemed by the Board of Directors to constitute a nuisance to any other Owner in the determination of the Board of Directors. Each person bringing or keeping a per within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pers shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board of Directors to constitute a nuisance. In addition, all pet owners shall be required to maintain at all times adequate homeowner's insurance coverage for any and all liabilities related to pet(s) owners and kept on the Lot, which insurance shall name the Association as an additional insured. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request, not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained.

Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_  
Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_  
Name: \_\_\_\_\_ Breed: \_\_\_\_\_ Color: \_\_\_\_\_ Weight: \_\_\_\_\_

**A copy of the Registration Form, current Vaccine Records, and Photos are required for all pets listed above.**

I/We Agree to abide by the above.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

I/We do not have any pets.

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date