

Gladiolus Gardens Condominium

Recreational and Maintenance Association, Inc.

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

APPLICATION PROCEDURES AND REQUIREMENTS

- 1. Upon completion of Association Applicant Packet, submit your packet to Hayden & Associates, 12650 Whitehall Drive, Fort Myers, Florida 33907.**
- 2. Submit your application and the required non-refundable application fee of \$100.00 per applicant, payable to Hayden & Associates. Married couples are considered one applicant. All occupants 18 years of age and older are required to apply.**
- 3. Submit your lease/sales application, a legible copy of your lease agreement or sales contract, signed by all parties, and a completed criminal background check.**
- 4. Return all pages of the application and all supporting material. If an item does not apply, mark as N/A.**
- 5. All applications must submit a background check for each applicant.
****A recommended site for the national background check is criminalwatchdog.com.******
- 6. A copy of each person over 18 years old Driver's license must be attached.**
- 7. Drug/Crime Free Addendum must be signed and included.**

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Lease/Sale 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 20 days processing time is required prior to the start of any lease or sale closing. A copy of the lease/sales contract must be included with the application, signed Drug/Crime Free Addendum, 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 TENANTS OR OWNERS MAY MOVE INTO GLADIOLUS GARDENS CONDOMINIUM REC. & MAIN. WITHOUT PRIOR APPROVAL OF THE BOARD OF DIRECTORS AND THE SUB-ASSOCIATION.

Address & Unit # _____

Present Owner _____ Phone # _____

Owner's Address _____

Personal Information: Applicant Spouse/Co-Applicant

Tenant/Buyer(s) Names: _____

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? _____

****TENANTS ARE NOT ALLOWED TO HAVE PETS, ONLY HOMEOWNERS****

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 Gladiolus Gardens Condominium Rec. & Main. Association's Rules and Regulations and Use Restrictions, along with this application. I understand these Rules, Regulations, and Use Restrictions and agree to abide by them as long as I reside at Gladiolus Gardens Condominium Rec. & Main. Association.

Applicant
Signature _____ SS# _____ DOB: _____

Co-Applicant _____ SS# _____ DOB: _____

Approval:

Board Member/Agent: _____ Date _____

If application is denied, give reason: _____

Approval will be based on the Condition that all Outstanding Monetary Obligations Due and Owing to Association are Paid in Full at or Prior to Closing.

Gladiolus Gardens Condominium Parking Rules and Regulations (Short Version)

The purpose of this rule is to ensure the safety of all residents by consistently performing criminal background checks on new residents entering the community. The enforcement in consistency of the background checks is the administration of parking. The board of directors of the building association have the first right of refusal and the board of directors of rec and maint have the last right of refusal of any resident based upon the results of the background checks at the direction of the association attorney. It is the responsibility of the unit owners to ensure the compliance of their tenants. If you are a tenant and you have questions please contact the unit owner or leasing company from which you are renting.

- The control of the parking is through a system of parking passes, red window or bumper stickers are for renters, blue are for owners. Mirror hang tags are for guests and must be registered with the management company each time they are used. Motorcycles have their own pass and boats have their own application and pass. All vehicles must have some type of authorized pass displayed to park overnight in Gladiolus Gardens.
- Park in your assigned space.
- There is no servicing of vehicles in the community.
- All residents are assigned one parking space, a second vehicle is allowed on a first come first served basis and must be parked in a visitors space and conform to all the rules set forth here.
- Only personal use vehicles are allowed to be parked overnight. Moving vans may park in the area for pool parking overnight if necessary.
- Prominently display your pass so that when your car is parked overnight it can be seen with a flashlight. If you are in doubt ask a board member or the manager.

The association maintains signs throughout the community with the requirements for parking passes. Signs at both entrances specifically address the policy of towing and the location to pick up an impounded vehicle. The condominium exceeds the compliance requirements set forth in the Lee County Ordinances. Authority is given in the Declaration of Condominium or By-Laws as recorded in the Lee County Official Records that gives the association first right of refusal and specifically gives the board of directors the right to request "any information necessary". The documents further state that persons knowingly failing to meet the requirements of the docs may be subject to injunctive and punitive relief.

This is a short version of the policy. If you need the full policy it may be found at www.hayden-associates.com under Gladiolus Gardens Documents or if you are an owner you can get it mailed to you by contacting a board member or manager.

Please understand that this policy is in place for the protection and wellbeing of the condominium residents. The board and unit owners have a legal obligation to enforce the covenants and rules of the associations.

RULES & REGULATIONS

The quiet enjoyment of the property, the amenities provided and all the common elements is a right granted to all residents of Gladiolus Gardens. The premise of condominium living is common courtesy. Courtesy in the condominium environment is the governing rule that must be observed by all residents that will result in the ultimate success of the condominium. For the benefit of the health, happiness and peace of mind of a majority of all unit owners, residents of a condominium give up certain rights, privileges and freedoms that you might otherwise enjoy in a single family residence.

The following rules are specific to this association:

- Quiet hours are from 10:00 p.m. to 8:00 a.m. During these hours no noise is permitted to be heard from your unit or lanai. No vibrating bass music or television, using laundry facilities or any other unnecessary activity that may disturb the quiet.
- Parking is by permit and in the space assigned to your unit. Failure to obtain the proper parking permit may result in the towing and impounding of the vehicle. Visitors mirror hang tags are assigned to the unit and must be registered with the Management Company to be valid. These are for **visitors only**.
- No servicing or working on vehicles. Vehicles dripping or leaking petroleum products must not be parked on the property.
- The laundry facilities are for the use of all residents. The facilities must be kept clean by the users. The trash receptacle is for dryer lint only; please dispose of your empty containers in the recycle receptacles.
- Outdoor cooking is permitted in the area provided.
- Pets must be leashed and under hand control at all times. Excessive noise from the pet may result in removal of the pet. **Only homeowners in residence may have pets.**
- Nothing shall be hung from the railing. Signs are not permitted in the windows, for sale and for rent signs are not permitted anywhere on the property. An American or military flag may be properly displayed in the window or on the front door, or a recognized religious symbol no larger than 4" x 6" no other decorations etc. may be displayed outside the unit.
- Do not plant additional plants or trees on the property without board approval; digging may damage the sprinkler system.

By Order of The Iona McGregor Fire District:

- **NEPA 1 Section 10.11.7** For other than one – and two-family dwellings no hibachi, gas-fire grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 ft. (3m) of any structure. Electric grills or similar electrical apparatus are permitted.
- Nothing may be stored in the utility room or laundry facility. As a part of the life safety system these rooms are permitted for limited and restricted use. Personal items will be removed and disposed of.
- The second floor catwalks and stairs are the primary emergency egress and must remain clear at all times. No door mats, outside furniture etc. are allowed even temporarily. No personal items, decorations etc. may be displayed or stored outside the unit, first or second floor, front or back.
- The handicap parking space is for rapid and unobstructed access of rescue vehicles and / or fire apparatus access to the building. This spot is for daytime loading and unloading only and properly permitted handicap visitors. Overnight parking is not permitted even with a handicap permit.
- **NFPA 1 Section 69.3.10.9.2** One pound portable propane cylinders are the only propane cylinders allowed; no propane may be stored within the units. A maximum of three cylinders are allowed. 20 pound cylinders are not allowed within 10 feet of any building or structure, in use or in storage.

<p>The (4) fire alarm pull boxes set off a single LOCAL ALARM ONLY. The Fire Department will not respond to the alarm. You must call 911 in the event of an emergency.</p>

DRUG/CRIME FREE ADDENDUM

In consideration of the execution or renewal of the lease, Owner, Management, and Resident agree as follows:

1. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on, near or within sight of the rental premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, transportation, storage, use, or possession with the intent to manufacture, sell, distribute, store, transport or use a controlled substance including but not limited to marijuana or cocaine and/or illegal drug paraphernalia.
2. Resident, any member of the Resident's household, or a guest or other person under the Resident's control **shall not engage in any act intended to facilitate criminal activity**, including Drug-related criminal activity, on, near or within sight of the premises.
3. Resident or member of the household **will not permit the dwelling unit inside or out to be used for, or to facilitate criminal activity**, including drug-related criminal activity, regardless, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident or member of the household will not engage in the manufacture, sale, storage, transportation, use, possession, or distribution of illegal drugs and/or drug paraphernalia at any location, whether on, near or within sight of the premises or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under Resident's control shall not engage in any illegal activity including but not limited to prostitution, public drunkenness, lewd behavior, trespass by your guests if they have previously received a trespass warning, dangerous operation of a motor vehicle in the premises, disorderly conduct, street gang activity, battery, assault, discharging weapons, acts of violence or threats of violence, sexual crimes on or off the premises, or any breach of the lease agreement that otherwise jeopardizes the safety or welfare of any persons.
6. **VIOLATION OF THE ABOVE PREVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any of the Provisions of this addendum shall be deemed a serious violation and material noncompliance with The Rental Agreement. It is understood and agreed that a single violation shall be good cause for Termination of the Rental Agreement. Unless otherwise provided by law, **PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION**, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.

Resident 1. Signature: _____

Resident 2. Signature: _____

Form Provided by
Law Offices of
Heist, Weisse & Wolk, P.A.