

Application for Lease

Unit Number: _____, 26000 Hickory Blvd., Bonita Springs, FL 34134-3716

Date of application: _____

Date of Lease: From _____ To _____ (Minimum 1 month required)

Name(s) of Home Owner: _____

Owner Phone No. _____ Owner Email Address: _____

PLEASE NOTE: Fully completed form and attachments along with a \$150.00 check per tenant per year (required to cover administrative fee), needs to be submitted 10 days in advance of the lease commencement to allow for processing. Failure to comply with this requirement may result in an eviction from the above set forth premise by the Board of Directors without consent of the homeowner. The check must be made payable to: Casa Bonita I

Lessee Information

Applicant's Name: _____

Present Address: _____

Phone # Home: _____ Phone # Business: _____

Email Address: _____ Cell Phone: _____

At any given time how many people (maximum) will occupy home: _____

Name(s) and relationship(s) of all other who will occupy home: _____

Vehicles: Make & Year _____ License Plate No. _____ State _____

Please read all 3 pages carefully **before** you sign and initial

I/we understand and agree that all occupants of the Unit will be bound by all of the Rules and Regulations of the Condominium, and that I/we, and any guests or others who occupy the Unit with my/our permission, are similarly bound. I agree to conform my conduct and my use of the Unit, and my/our use of all portions of the Condominium property, to said Rules and Regulations; and I take personal responsibility for the conduct of myself, my fellow occupants, and my guests in the Unit; and I agree that I have been provided with a copy of said Rules and Regulations at the time this Rental Disclosure Form is signed.

I AM AWARE THAT THE CONDOMINIUM DECLARATIONS PROHIBIT ALL ANIMALS, AND I REPRESENT AND WARRANT THAT I WILL NOT BRING, NOR WILL I PERMIT MY FELLOW OCCUPANTS AND GUESTS TO BRING, ANY ANIMALS OF ANY KIND INTO THE UNIT, NOR ONTO ANY PORTION OF THE CONDOMINIUM PROPERTY, NOR ONTO THE BEACH.

I AM AWARE THAT THE CONDOMINIUM DECLARATIONS PROHIBIT RENTAL OF ANY UNIT FOR LESS THAN 1 MONTH. I FURTHER UNDERSTAND THAT IN THE EVENT MY RENTAL PERIOD IS LESS THAN 30 DAYS, THE ASSOCIATION HAS THE RIGHT TO, AND WILL, BAR ALL OCCUPANTS AND GUESTS UNDER THIS RENTAL FROM USE OF THE COMMON AREAS, INCLUDING USE OF THE SWIMMING POOL AND PARKING LOT.

Violation of Rules and Regulations by any tenant or other occupant of The Unit can result in monetary fines against the Unit Owner.

To review the Casa Bonita I Resident Guidelines For All Occupants go to: <http://www.casabonitaone.com>

Applicant's Signature: _____ Date: _____

Home Owner(s)/Agents Signature: _____ Date: _____

Please Note: A copy of the fully executed lease must be attached (if applicable).

Return all documents to:

**Resort Management, Attn: Lauren Guerra
9250 Corkscrew Rd #9
Estero, FL 33928**

Phone: 239-628-3887

Fax: 239-403-1061

resort@resortgroupinc.com

Common Property – Walkways, Trash Chute Rooms, and Stairways must be kept clear at all times. Anything left in these areas or on the railings will be placed in the dumpster (per the Bonita Springs Fire Code).

Building Entrance Doors and Gates – Keep all doors and gates closed for security reasons. If there are problems with the doors, please contact the property manager.

Community Room and Elevators – Shoes or sandals are required. Please do not sit on furniture with wet or damp clothing, and ensure to wipe up any spills, especially in the elevator. Children must be accompanied by a parent or adult in the Club Room.

Beach Usage – When leaving the beach, rinse bathing suits, feet, walking shoes, and beach footwear to remove sand. All beach chairs, bicycles, and strollers must be washed of sand. Hoses are temporarily placed at the north and south ends of the building, near units 101 and 107, until the wash stations are rebuilt.

Pool and Deck Areas – See posted rules by pool. The deep end rope should be in place before you leave the pool. Deck furniture should not be used on the sand. No chairs or sunbathing is allowed in front of Units 101, 102, 106, and 107.

Parking – Each unit has a designated parking space. Please do not park in another unit's spot. Visitor parking, marked with numbers in the 900s, is located in front of Casa Bonita One, with more spaces available in front of Casa Bonita Grande.

Garbage and Trash – Wrap all garbage and trash in plastic bags before disposing of it in the north or south garbage chutes. The first-floor units should use the dumpsters in the back of the elevator towers. Contractors must provide their own dumpster to remove building materials.

Recycling – Recycling containers are designated for normal household items, including metal cans, plastic containers, glass, newspapers, and flattened cardboard boxes. Please do not use plastic bags. You can find these green containers with yellow lids near both the north and south entrances.

Garbage Disposal – Avoid putting grease, bones, corn cobs, celery, citrus peels, eggshells, seafood shells, or fibrous materials in the garbage disposal. Do not wash sand from seashells in the sink.

Dishwasher & Washing Machine – Do not use powdered soap, only liquid or gel. Our water is very soft and requires only 50% as much soap. Please avoid using appliances when no one is present in the unit.

Rentals – All rentals must be for at least 30 days. Owners must submit a Lease Application form and pay a \$150 application fee to our Property Manager. For plumbing, electrical, or other maintenance issues, contact the Rental Agent or Property Owner.

Remodeling – Homeowners must submit an Architectural Change Form and obtain approval from the Board of Directors before hiring a contractor or starting work. Contractors must supply their own dumpsters for building materials, as community dumpsters and recycling bins are not for their use.

Delivery and Pickup: Always use the north elevator because the walls are pad-protected and it is larger than the south elevator.

Shopping Carts and Luggage Valets – There are shopping carts and luggage valets under both the north and south stairwells. They should be returned to the same location after use.

Avoid Water Damage: Turn off the main water valve and the water heater breaker if the unit is vacant overnight or longer. When the water is turned off, remember to turn off the refrigerator icemaker too. To prevent water damage, please ensure that the guest bathroom tub faucet is turned on.

Unit Water Heaters: Homeowners are required to replace their water heater at least every 10 years.

Bushes on the beach (not currently in place). Please avoid walking through the bushes on the beach, as they stabilize the sand during storms. Florida law prohibits disturbing this area. Use the openings at the building's north and south ends to access the beach..

Smoking – The Casa Bonita One Association is committed to complying with the Florida Clean Indoor Air Act. Secondary smoke is extremely harmful and should be avoided just as primary smoke is. To ensure the safety and well-being of owners, tenants, guests, visitors, and contractors, smoking and vaping are strictly prohibited in the following areas: Lobby areas and elevators, Pool area, Grill area, Patio areas, Individual unit lanais (Limited Common Element), unless they are enclosed in glass and closed. Also, walkways on each floor, and any location on the grounds that is not specifically designated as a smoking area. To protect the safety and well-being of everyone, smoking or vaping is allowed only in these areas:

- A. Inside the unit, with all windows and doors closed.
- B. Inside a closed vehicle in the Common Element parking lots.
- C. At the Common Element tables by the shuffleboard courts.

Thank you for your cooperation in maintaining a safe and healthy environment.

Turtle Season - Turtles nest on Bonita Beach from May 1 to November 1. Bright lights can disrupt nesting turtles and hatchlings. Casa Bonita I uses turtle-friendly lighting, and residents must keep their curtains and shutters closed to prevent light from entering their units; otherwise, they risk citations and fines from Bonita Springs.

Second Floor Deck – The deck may be used by all residents, guests, and renters until 10:00 PM. **(No Smoking)**. Please leave the deck area clean and the table and chairs back where they were found.

Using the grill – A grill is available for all residents on the second-floor deck. During windy conditions, you may need to start the grill manually. After cooking, please heat the grill to 550°F and use a wire brush to clean the cooking grate, preparing it for the next user.

A/C Drain Line Maintenance – A/C drain lines can become plugged with algae. Add ½ cup of bleach to the line, then 30 minutes later, flush with 1 cup of water to clear the line. This should be done every 3-6 months.

No Animals – Pets are prohibited at Casa Bonita I.

Miscellaneous:

Towels do not reserve deck furniture; bodies do.

Please do not feed animals on our property.

Children are not permitted to loiter or play on balconies, stairways, or elevators.

Leasee Signature _____ Date: _____