



**Martinique at Tarpon Cove
Tarpon Cove Community Association, Inc**

C/O KPG Accounting Services, Inc.
3400 Tamiami Trail N., #302
Naples, FL 34103
Ph: (239) 434-8866 / Fax: (239) 791-1187
Admin2@kpgaccounting.net

Application for Approval to Lease

Instructions: Please submit application, lease agreement and fees at least TWENTY (20) days prior to lease start date.

SUBMIT WITH APPLICATION:

- **Copy of Signed Lease Agreement**
- **THREE letters of personal reference**
- **\$150 NON-REFUNDABLE application fee payable to: MARTINIQUE AT TARPON COVE**
- **\$50 NON-REFUNDABLE Application Processing fee payable to: KPG ACCOUNTING SERVICES, INC.**
- **\$50 (NON-REFUNDABLE) PER ADULT OCCUPANT for a Criminal Background Check payable to: MARTINIQUE AT TARPON COVE**
- **Copy of photo ID for all adult occupants**
- **\$20 Gate Bar Code fee payable to: TARPON COVE COMMUNITY ASSOCIATION**

PLEASE TYPE OR PRINT LEGIBLY

Current Owner _____

Property Address _____ Unit # _____

Lease Start Date _____ Lease Ending Date _____ (30-day Minimum)

Name of Sales/Rental Agent/Agency Involved _____

Agent's Ph # _____ Agent's Email _____

First Applicant's Full Legal Name _____

Social Security # _____ Date of Birth ____/____/____

Present Address _____ Ph # _____

City _____ ST _____ Zip _____ Cell # _____

Email _____ Driver's License # _____ St _____

Business or Profession (even if retired) _____

*Are you an active service member as defined by Florida Statute 250.01(21)? Yes _____ No _____

Second Applicant's Full Legal Name _____

Social Security # _____ Date of Birth ____/____/____

Present Address _____ Ph # _____

City _____ ST _____ Zip _____ Cell # _____

Email _____ Driver's License # _____ St _____

Business or Profession (even if retired) _____

*Are you an active service member as defined by Florida Statute 250.01(21)? Yes _____ No _____

The governing documents of Tarpon Cove Community Association provide an obligation of the homeowners that all homes are for single-family use. Please state the names, relationship and age of all other residents who will occupy the home.

<u>NAME</u>	<u>RELATIONSHIP</u>	<u>AGE</u>
_____	_____	_____
_____	_____	_____

Person to be notified in case of emergency: _____

Ph # _____ Email _____

VEHICLES: (No commercial or oversized vehicles may be parked outside garage)

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

- Vehicles used for personal transportation, and not commercially, which do not exceed the size of the garage, are authorized. Commercial and recreational vehicles are prohibited unless parked in the garages with the door closed. _____(initial here)
- No overnight street parking is permitted anywhere in Tarpon Cove _____(initial here)
- Renters ARE NOT ALLOWED TO SMOKE ON THE LIMITED COMMON ELEMENTS (LANAIS and any covered entrance areas to the buildings). _____(initial here)

Pet Policy:

Guests and tenants are not permitted to have pets. _____(initial here)

Assistance Animals: To request a reasonable accommodation for an assistance animal, you must submit a written request, accompanied by documentation from your medical provider or other reliable party which contains sufficient information to establish a disability-related need for the animal. _____(initial here)

I/WE agree that all information is truthful and correct. I/WE are aware that any approval is VOID in the event of false statements in this application.

By signing below, I/WE specifically authorize the Board of Directors and KPG Accounting Services to institute an investigation of my background and agree that the information contained in this application may be used in such investigation, and that the Board of Directors and Officers of the Tarpon Cove Community Association itself and KPG Accounting Services, shall be held harmless from any action or claim by me in connection herein or any investigation conducted.

Applicant Signature

Date

Applicant Signature

Date

THE VILLAGES OF MARTINIQUE AT TARPON COVE CONDOMINIUM ASSOCIATION

RULES & REGULATIONS

Approved December 3, 2020

Pursuant to the Declaration of Condominium for The Villages of Martinique at Tarpon Cove Condominium Association, the Association's Board of Directors has adopted the following Rules and Regulations.

Section 7: Exhibit "D" of the Declaration states:

7. RULES AND REGULATIONS: USE RESTRICTIONS. The board of directors may, from time to time, adopt and amend administrative rules and regulations governing the operation of the association and the use, occupancy, alteration, maintenance, transfer and appearance of units, common elements and limited common elements, subject to any limits contained in the Declaration of Condominium. Copies of such rules and regulations shall be furnished to each owner. Any rule or regulation created and imposed by the Board must be reasonably related to the promotion of health, happiness and peace of mind of the unit owners and uniformly applied and enforced. Rules regarding unit use shall be adopted by the Board of Directors as set forth in Section 4.8 hereof.

The board hereby adopts the following:

The following Rules & Regulations are guidelines taken from the Governing Documents that every owner agreed to as a condition of purchase within The Villages of Martinique at Tarpon Cove Condominium Association. To maintain our safety, security, property value and overall "Quality of life" the Board of Directors respectfully insists that you abide by these guidelines.

These rules refer to all the use restrictions within The Villages of Martinique at Tarpon Cove Condominium Association. Reference should be made to the Tarpon Cove Community Association's Documents which can be viewed on the TCCA Community website. www.tarponcove.info

1. Resident and Renter vehicles used for personal transportation, and not commercially, which do not exceed the size of a garage, are authorized. Commercial and recreational vehicles are prohibited. Vehicle maintenance is not permitted on the Condominium property. No inoperable or unsightly vehicles may be kept on Condominium property.
2. No daytime "on street" parking is allowed on Tarpon Cove Drive except for service vehicles providing temporary services to the Lots, Units or Common Areas. No overnight parking on any street within the Community. No parking on the grass.
3. All motor vehicles, including golf carts, driven within the TCCA Community must be driven only by properly licensed drivers.
4. All Rules regarding the use of each community pool will be adhered to as posted.
5. No exterior reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Directors and ARB (Architectural Review Board).
6. No one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Community property visible from the exterior of the building or from common elements without the prior written consent of the Directors and the ARB.
7. No more than two (2) dogs, cats, birds, and other customary non-exotic (snakes are prohibited) quiet and inoffensive household pets not being kept or raised for commercial purposes shall be permitted upon the following conditions: a) Anywhere within the TCCA Common Community pets shall be under hand-held leash or always carried. Birds shall be kept inside the Unit or home. b) All pet feces must be removed by owners or handlers immediately. Pets that are considered vicious, noisy or otherwise unpleasant will not be permitted in the Community. If a pet has become a nuisance, as determined by the Directors, written notice will be given to the owner or person responsible, and the pet must be removed from the Community property within four (4) days. C) Renters are not allowed to have pets in accordance with the Condominium Documents.
8. Disposal of garbage and trash shall be only using receptacles provided by the Condominium association. All trash must be carried to and placed inside the trash dumpster. No trash can be left outside of or on top of the dumpster.
9. All persons occupying residences, other than the owners, shall be registered with the property manager before the time of their occupancy of the residence. THIS INCLUDES RENTERS AND EXTENDED STAY HOUSEGUESTS.
10. Renters ARE NOT ALLOWED TO SMOKE ON THE LIMITED COMMON ELEMENTS (LANAIS and any covered entrance areas to the buildings.).

11. Residences may not be rented for periods of less than one (1) month or more than four (4) times per year.
12. A completed rental application must be submitted to KPG Accounting Services 30 days prior to "start date" and must be approved by the appropriate Neighborhood Board of Directors prior to occupancy. A printed copy of these Rules and Regulations are considered part of the Rental Application and must be initialed by the renter, owner or the owner's agent prior to approval of any rental application.
13. Each renter will be required, as a condition of renting, to purchase a bar code sticker that will be applied by the property manager to the registered vehicle listed on the rental application. The barcode sticker will remain active throughout the period as approved in the rental application.
14. Children under the age of 12 shall be under the direct control of a responsible adult while on Common Areas. Children shall not be permitted to run, play tag or act boisterously on the Common Areas and facilities. Skateboarding, "Big Wheels", or loud or obnoxious toys are prohibited within the Common Areas.
15. Loud or disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. Shall be regulated to sound levels that will not disturb others and if used at or in the vicinity of the pool shall be used only with earphones. No vocal or instrumental practice is permitted after 10:00pm and before 9:00am.
16. Use of barbecue grills (For other than one- and two-family dwellings), no hibachi, gas-fired 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 feet of any structure. Listed electric ranges, grills or similar electrical apparatus shall be permitted." Per order of the Florida Fire Control and Rescue District. All grills or similar devices shall be kept out of the view of neighboring homes and Common Areas when not in use.
17. Illegal and immoral practices are prohibited.
18. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Chairman of the Landscape Committee with the except on HOA property where owners are permitted to plant "Florida friendly" plants with the stipulation that they must be maintained at their expense. In an effort not to attract migrating black bears or other potentially dangerous animals, bird feeders are prohibited within the Community, including both condominium and single-family neighborhoods.
19. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or limited common elements (lanais), and such apparel and accessories shall not be exposed to view.
20. No nuisance or any type or kind shall be tolerated anywhere within the Condominium property.
21. Persons moving furniture and other property into and out of residences must do so only Mondays through Saturdays between the hours of 8:00am and 5:00pm moving vans and trucks used for this purpose shall only remain within the Community when in use. No moving of furniture is allowed at any time on Sundays.
22. Repair, construction, decorating or re-modeling work shall only be carried out on Mondays through Saturdays between the hours of 8:00am and 5:00pm. No repair, construction, decorating or re-modeling work shall be carried out on Sundays.
23. These Rules and Regulations shall apply equally to owners, their families, guests, staff, invitees, and lessees.
24. The Board of Directors may impose a \$100 a day up to \$1,000 fine for each violation of these Rules and Regulations or any other Association Governing Documents.

By signing below, I/We acknowledge receipt of these Rules and Regulations understand them and agree to abide by them.

Applicant Signature

Date

Applicant Signature

Date

Action taken by Board of Directors:

☐ Applicant Approved ☐ Applicant Disapproved

Association President / Board Member/Manager

Date