

Woodgate at Naples, Condominiums
5000 Treetops Drive
Naples, Fl. 34113
E-Mail Napleswoodgate@Aol.com
239-775-4720

Lease Application Check-Off Sheet

***If your application does not have the following attached,
It will be returned to you, delaying your approval:***

- ◇ A completely filled out, signed and legible application.
- ◇ All applicants must submit ID's in person to the office personnel
- ◇ No more than 4 persons per unit with maximum of 2 children under the age of 18
- ◇ A copy of the lease contract.
- ◇ A non-refundable application fee of \$50.00. If paying by check or money order, please make payable to **Woodgate At Naples, Inc.**

**If you should have any questions regarding the application procedure,
please contact the office at 239-775-4720**

Thank you!

Rev 03/18/2014

(Rev. 03/12) Woodgate at Naples Condominium Association, Inc
5000 Treetops Drive
Florida 34113
(239) 775-4720

UNIT# _____

Application for Lease Approval

1. The proposed lessee must complete in detail the attached application for occupancy.
2. If any question is not answered or left blank, this application will be returned, not processed and not approved.
3. You **must** attach a copy of the lease to this application.
4. You must attach a non-refundable processing fee of \$50.00 to this application, made payable to: Woodgate at Naples Condominium Association, Inc. for each applicant; other than couple or parent/dependent child (that is considered one applicant). Acceptance of the processing fee does not in any way constitute approval of the transaction.
5. The completed application must be submitted to the Association office at least 10 da^ys prior to the desired date of occupancy (lease date).
- 6. Occupancy prior to board approval is prohibited.**
7. No lease shall be for less than one month, nor more than 12 months. No subleasing allowed.
8. Twelve month leases are renewable. Renewals or extension of leases are mandatory but processing fee will be waived.
9. Seasonal leases (1 - 11 months) are not subject to renewal. Seasonal lease for a following year is considered a new lease and subject to a new application accompanied by non-refundable processing fee of \$50.00.
- 10. Pets shall be limited to one (1) cat or dog not to exceed 17 inches in height or 25 pounds in weight.** (See OR Book 1273, page 290).
11. Use of this home is for single-family residence only.
12. No commercial vehicles, boat, trailers, motor homes, campers, recreational vehicles, dirt bikes, etc. No lettering is allowed on vehicles. No more than two vehicles allowed per unit. Vehicles without current registration will be towed at owner's expense. No unsightly vehicles allowed. No repair work, i.e. Oil changes allowed.
13. The owner (landlord) must provide the lessee with a copy of all Association documents and Rules and regulations.
14. Occupancy regulations: Two Bedroom Unit - no more than four (4) residents.
Collier County code 89-6 amended by 2002-05 Sec 1-13)
- 15. No barbecue grills (gas or charcoal).** (Collier County code 92-72; N.F.P.A. 1:3-1.1.5).
16. No yard or rummage sales.

You must print or type all information on these forms

Date _____ Unit _____ Address _____ Lease Term: From _____ To _____

Owner's Name _____ Phone # _____

Name of Realtor Handling Lease _____ Phone # _____

Name of Proposed Lessee (as Lease will appear) _____

A. _____ B. _____ (Spouse)

Present Address _____ Phone # _____

Other Persons Who Will Occupy the Unit with You: _____

Name _____ Relationship/Occupation _____ Phone # _____

Name _____ Relationship/Occupation _____ Phone # _____

Woodgate at Naples, Inc.

1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to lease that:

- A. I will abide by all of the restrictions contained in the By-Laws, rules and Regulations, Associations Documents, and restrictions, which are or may in the future be imposed by the Woodgate at Naples Condominium Association, Inc.
- B. I understand that I must be present when any guest, relatives, visitors, or children who are not permanent residents occupy the unit or use the recreational facilities.
- C. I understand that sub-leasing of this unit is prohibited.
- D. I understand that any violation of the terms, provisions, conditions, and covenants of the Woodgate at Naples Condominium Association, Inc. Documents provide cause for immediate legal action as therein provided for termination of the leasehold under appropriate circumstances.
- E. All persons under eighteen (18) years of age must be closely supervised by an adult when on the Condominium common areas.

2. I have a pet. Yes _____ No _____ Dog Type _____ Weight _____ Height _____
Cat Type _____ Weight _____ Height _____

3. I have received a copy of the Rules and Regulations. Yes _____ No _____ Initial _____
I have received a copy of the Pet Regulations. Yes _____ No _____ Initial _____

4. I understand that I will be advised by the Board of Directors of either acceptance or denial of this application within 10 days. Occupancy prior to the Board of Directors approval is prohibited.

5. I understand and agree that the Association, in the event it approves a lease, is authorized to act as the Owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Condominium, the Association's By-Laws, and the Rules and Regulations of the Association.

6. I understand that the acceptance for lease of a unit at Woodgate at Naples Condominium Association, Inc. is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of the information on these forms will result in the automatic rejection of this application. Occupancy prior to the Board of Directors approval is prohibited.

7. I understand that the Board of Directors of Woodgate at Naples Condominium Association, Inc. may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorized the Board of Directors and Management to make such investigation and agree that the information contained in this and the attached application may be used in such investigation and that the Board of Directors, Officers, and Management of the Woodgate at Naples Condominium Association Inc. itself shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors.

In making the forgoing application, I am aware that the decision of the Woodgate at Naples Condominium Association, Inc. will be final. I agree to be governed by the determination of the Board of Directors.

Applicant _____

Applicant _____

Mailing address for notices connected with this application:

Name _____ Address _____

City/State _____ Zip _____ Phone _____

Woodgate at Naples, Inc.

Instructions: If applicants are not legally married, an application on each person must be completed.

Print legibly or type all information. Current telephone numbers and complete address are required. If any question is not answered or left blank, this application may be returned, not processed and not approved. Missing information will cause delays in processing your application. Only the applicants are authorized to sign all forms.

APPLICATION FOR OCCUPANCY/APPROVAL

LEASE

Name _____ Date of Birth _____ SS. _____

Name _____ Date of Birth _____ SS. _____

Single ___ Married ___ Widower) ___ Separated ___ Divorced

Maiden Name _____

Number of people who will occupy _____ Name/Relationship _____

In case of emergency, notify _____

Part 1- Residence History

Present address _____ Phone# _____

Name of Apartment /Condo _____ Phone# _____ From _____ To _____

Landlord/Mortgage Co _____ Phone# _____

Address _____ City/State _____ Zip _____

Previous address _____ Phone# _____

Name of Apartment/Condo _____ Phone# _____ From _____ To _____

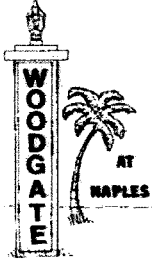
Landlord/Mortgage Co _____ Phone# _____

Address _____ City/State _____ Zip _____

Prior Address _____ Phone# _____

Name of Apartment/Condo _____ Phone# _____ From _____ To _____

Landlord/Mortgage Co _____ Phone# _____



Woodgate at Naples, Condominiums
5000 Treetops Drive
Naples, Fl. 34113
E-Mail Napleswoodgate@Aol.com

RESIDENTIAL HISTORY AUTHORIZATION FORM:

We require permission to ask your previous landlord about your rental history. This form allows your landlord to tell us a little about you.

APPLICANT HEREBY AUTHORIZES VERIFICATION OF ANY AND ALL INFORMATION SET FORTH IN THE APPLICATION FOR RENTAL:

SIGNATURE _____

S.S.# _____

DATE: _____

Amount of rent paid? _____

How long did the resident(s) live there? _____

How many times was the rent paid late? _____

Are there any outstanding balances? _____

Have any complaints been filed against the residents? _____

If yes, what were the circumstances? _____

Name of Apartments/Association: _____

Manager/ Landlord _____

Date _____

Part II - Employment References

Employer _____ Phone# _____

How long _____ Dept/Position _____

Address _____

Employer _____ Phone# _____

How long _____ Dept/Position _____

Address _____

Part III - Character References (non - Family)

Name _____ Phone# _____ Office Phone# _____

Address _____

Name _____ Phone# _____ Office Phone# _____

Address _____

Name _____ Phone# _____ Office Phone# _____

Address _____

Part IV — Automobile Information for Person to Lease Property

Dr. Lic.#1 _____ State _____ Dr. Lic#2 _____ State _____

Make/Model _____ Year _____ Color _____ License# _____ State _____

Make/Model _____ Year _____ Color _____ License# _____ State _____

If this application is not legible or is not completely and accurately filled out, Woodgate At Naples Condominium Association, Inc. will not be liable or responsible for any inaccurate information in the investigation and related report caused by such omissions or illegibility. By signing, the applicant recognizes that the Association may investigate the information supplied by the applicant. The investigation may be made of the applicant's character, general reputation, personal characteristics, credit standing, police arrest record, and mode of living as applicable.

Person to Lease Signature _____ Signature _____

OwnerSignature _____ Signature _____



Woodgate at Naples, Condominiums
5000 Treetops Drive
Naples, Fl. 34113
E-Mail Napleswoodgate@Aol.com

To:
Re:

To Whom It May Concern:

Your employee _____ has applied to rent at Woodgate at Naples and they listed you as an employer. Please let us know how long they have worked there years/months _____.

I authorize Woodgate at Naples to verify my employment information while processing my rental application.

Sign: _____ Print: _____

Please fax back to 239-775-4720

Thank you for your help.
Sincerely,

Office Manager
Woodgate at Naples

Woodgate and Guests

All guests, even those just staying for one night, must register at the office.

All guests' vehicles must be immediately registered at the office.

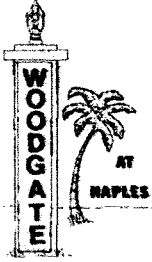
No guest may stay longer than three months after their first night. (Example: If your guest's first night is January 1st, their last night as a guest would be March 31st.)

The only way for a guest to stay longer than three months is to be on the lease.

I have read and understand the above.

.....

Signature and Date



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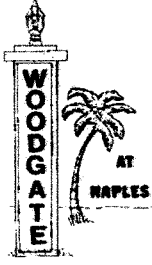
TO ALL OWNERS / TENANTS:

All vehicles parked on Woodgate Condominium property must be registered at the Office, with proof of ownership, current license tags, operational and properly parked. A parking sticker will be issued to owner or renter when these items are presented. The owner/ tenant agrees to abide by all parking rules established in accordance with Condominium rules now and in the future established by the Board of the Association. And, in agreement with these rules, **no more than two (2) vehicles** may be parked on the Condominium property.

No trailers, campers, vehicles on blocks, motorcycles, boats, or commercial vehicles are allowed on or about the premises. Owners/ tenants are not to repair or disassemble vehicle on the premises. Vehicles not meeting above requirements and all additional rules of Woodgate Condominium Association are unauthorized and subject to being towed at the owner/ tenant expense. The owner/ tenant agrees to indemnify the Condominium Association for any expenses incurred due to the towing of any vehicle belonging to the guest or invitees of the owner/ tenant. Owner/ tenant agrees that only the following vehicles will be parked on said premises:

SIGNED

**WOODGATE AT NAPLES OFFICE
RECORDS**



Woodgate at Naples, Condominiums
5000 Treetops Drive
Naples, FL 3411
E-Mail napleswoodgate@aol.com

March 26, 2008

To: All owners and residents of Woodgate at Naples Condos:

From: The Board of Directors:

Re: Procedures to be followed and enforced regarding pets.

The Board of Directors of Woodgate at Naples Condominiums has determined that some residents have not followed the Documents regarding their pets. In the future, the rules for the conduct of pets will **be** strictly enforced to include:

All animals must be on a leash when outside.

Dogs must be walked and relieve themselves **ONLY** along the fence perimeter within 20 feet thereof not on the street or any other common area (for example the lawns or by the mailboxes).

Any feces deposited by the dog must be picked up immediately and disposed of in the dumpster.

Excessive noise (i.e. barking) will not be tolerated.

If you are observed breaking *any of the rules*, you will receive one written warning. Any further observations will go before the Board of Directors. Your pet may be found to be a nuisance and you may be required to remove said pet from the premises. If court action is necessary, you will **be** responsible to pay all court costs and reasonable attorney fees as per the Declaration of Condominium.

Thank you for your cooperation.

EXHIBIT "H"

RULES, REGULATIONS AND RESTRICTIONS UPON USE OF APARTMENTS OR UNITS FOR WOODGATE AT NAPLES, A CONDOMINIUM NAPLES, FLORIDA

1. Automobiles, vans, and pickup trucks used daily by residents must be parked only in the areas provided for that purpose. Trucks, boat trailers or other conventional non-private passenger vehicles, such as trailers and motor homes shall not be parked in the parking areas or in the common elements or limited common elements. Boats and other water vessels shall not be maintained in the automobile parking area nor in the common elements or limited elements. Bicycles owned by condominium unit owners shall be parked only in the areas provided for that purpose.
2. Use of the Recreational Parcel and of the general common elements will be in such manner as to respect the rights of other apartment owners. Use of particular recreational facilities in the Recreational Parcel will be controlled by regulations to be issued from time to time, but in general, such use shall be permitted between the hours of 7:00 a.m. and 11:00 p.m.
3. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building.
4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any apartment owner (other than the Developer) on any part of the outside or inside of the building without prior written consent of the Association.
5. The sidewalks, entrances, passages, vestibules and stairways must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises.
6. All stairways shall be used for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning for rugs or other household items.
No washlines of any kind will be maintained outside owner's apartment. No apartment owner shall discard or permit to fall any items from the windows of the premises, nor shall they place or permit to be placed any foreign objects in the stairways or common elements.
7. All common elements inside and outside the buildings will be used for their intended purposes and no articles belonging to any unit owner shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.
8. All apartments shall be used for residential purposes only (except as provided in the Declaration).

9. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles approved by the Association.
10. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends, servants or pets, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other owners or occupants. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his apartment between the hours of 11:00 p.m. and following 8:00 a.m. if the same shall disturb or annoy other occupants of the condominium.
11. It is well recognized that children, particularly young children, may become a source of annoyance to adults, just as adults may become a source of annoyance to each other. For this reason, the activities and behavior of all children upon the condominium property shall be regulated by an adult, including physical supervision where necessary. The Board of Directors of WOODGATE AT NAPLES, INC. or their designated representative shall at all times have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child to remove him/her from any common elements or Recreational Parcel if the child's conduct is such that they believe this actions is necessary. In no event shall children under the age of ten (10) years be permitted in the pool area or together common elements or waterways unless accompanied by an adult.
12. No garbage cans, supplies, milk bottles or other articles shall be placed on the stairways or porches or landings, nor shall anything be hung from the windows or stairways or balconies or porches or placed upon the windowsills. Neither shall any linens, cloths, clothing, curtains, rugs, or mops be shaken out or hung from any of the windows, balconies, stairways, porches or doors. No fire exits shall be obstructed in any manner.
13. Houseguests of apartment owners may not maintain residence for a continuous period exceeding three (3) months and all such houseguests shall be registered by the apartment owner with the Association. Houseguests shall not be permitted for more than an "occasional" visit. The number in residents shall not exceed the number of bedrooms in the unit, multiplied by the two plus one.
14. Leasing or renting of the apartment or unit by apartment or unit owners shall be as permitted and subject to the provisions of the Condominium Declaration herein.

The foregoing regulation shall not apply to the Developer.

15. No unit owner shall drive upon the streets or common elements of WOODGATE AT NAPLES, in a motorized vehicle commonly known as a "hot rod," "souped-up" vehicle, nor a car specifically equipped to produce greater than normal sound. While motorcycles and motorbikes are not prohibited, the same shall be driven and ridden upon the roads, streets and paths in such a manner as not to annoy other owners or damage or destroy the common elements.

16. All bicycles and other vehicles owned by the owner shall be maintained in the area provided for such vehicles. Persons shall at all times use the same in such manner as not to annoy others or cause damage to the common elements or Recreational Parcel.
17. The Developer, or (in its stead), the Association, may retain a pass key to the premises. No unit owner shall alter any lock or install a new lock or a door knocker on any door of the premises without the written consent of the Association or the Association's agent. In case such consent is given, the unit owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the premises.
18. All draperies used on window casings shall be covered by white lining, except where draperies themselves or white or off-white in color.
19. No unit owner shall make repairs, remodel or alter his unit in any manner, which will affect the appearance of the exterior of the building without the approval of the Association; provided that this limitation shall not apply to the Developer.
20. No unit owner shall clutter nor leave any debris, recreational material or other matter on the balconies, stairways, or porches without specific approval of the Board or Association, Directors or the Developers.