

Welcome to Creciente!

The residents and staff of the Creciente Condominium Association cordially welcome you to the Creciente family! We are glad you chose our association as your beach home. This package provides information to acquaint you with Creciente and includes important forms for you to complete so that we may serve you better.

In addition to the material contained in this document we encourage you to familiarize yourself with the information contained on our website, www.Creciente.com. Our website includes important information for condominium owners, copies of the Association's governing documents, minutes from Board of Directors meetings and related committee meetings and our monthly newsletter.

Basic TV cable is provided by the condo association. Channel 195 is a split screen of our security cameras and Channel 196 is a rollerboard of condo information and events that take place at Creciente throughout the year. You are encouraged to join us for events that are posted on the TV and/or on bulletin boards located in each building. Sign-up sheets, when appropriate, are available in the mail rooms.

Creciente is governed by a board of directors elected by its residents and relies on a system of committees composed of volunteer owners that assist the Board in establishing direction and in the execution of its duties. Owners are encouraged to sign up for any committees that are of interest.

Our office hours are 8 am – 1 pm Monday through Friday May 1 to December 31 and 8 am – 3 pm beginning January 1 through April 31. Creciente provides internet in the South mail room, please see the office for the password. Each owner may also obtain this service on an individual basis. A suggestion box is located outside the office door in the event you have a question or wish to share your thoughts with us.

We look forward to getting to know you!

CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 ESTERO BLVD., FORT MYERS BEACH FLORIDA 33931

PHONE: (239) 463-9604 FAX: (239) 463-4071

MEMBERSHIP APPLICATION

TO: BOARD OF DIRECTORS

DATE: _____

UNIT # _____

I (WE) HEREBY APPLY FOR MEMBERSHIP IN CRECIENTE CONDOMINIUM ASSOCIATION, INC. I (WE) HAVE ATTACHED THE FOLLOWING:

- (1) AN EXECUTED COPY OF THE "CONTRACT FOR SALE AND PURCHASE AGREEMENT"
- (2) (2) TWO LETTERS OF RECOMMENDATION
- (3) DRIVER'S LICENSE/ID COPIES & SOCIAL SECURITY CARD(S) COPIES
- (4) \$100 TRANSFER FEE
- (5) \$50 FEE FOR A COMPLETE SET OF CONDOMINIUM DOCUMENTS (when applicable)

I (WE) HAVE RECEIVED AND REVIEWED THE GOVERNING DOCUMENTS (DECLARATION, BY LAWS, RULES & REGULATIONS), ANNUAL FINANCIAL REPORT AND THE FREQUENTLY ASKED QUESTIONS OF CRECIENTE CONDOMINIUM ASSOCIATION, INC., AND AGREE TO COMPLY WITH THE PROVISIONS OF THE SAME.

I (WE) AGREE TO FURNISH THE ASSOCIATION WITH A COPY OF THE RECORDED WARRANTY DEED AND UNDERSTAND THAT MEMBERSHIP BECOMES EFFECTIVE UPON RECORDATION.

I (WE) ALSO UNDERSTAND THAT ALL MAINTENANCE FEES AND/OR SPECIAL ASSESSMENTS MUST BE PAID IN FULL PRIOR TO CLOSING.

NAME(S) _____

PHONE # () _____ FAX # _____ CELL # () _____

WORK # () _____ E-MAIL _____

ADDRESS _____

BUSINESS / PROFESSION _____ NAME OF COMPANY _____

BUSINESS ADDRESS _____

IF RETIRED, PLEASE STATE FORMER BUSINESS OR PROFESSION: _____

MARITAL STATUS: MARRIED () SINGLE () OTHER () NAME OF SPOUSE _____

CHILDREN NAME(S) AND THEIR AGE(S):

_____	NAME	AGE	_____	NAME	AGE
_____	NAME	AGE	_____	NAME	AGE

PET: ONLY ONE PET ALLOWED YES () NO () DOG () CAT () BIRD ()

NAME(S) UNDER WHICH TITLE WILL BE TAKEN: _____

IF PURCHASE IS BEING FINANCED, PLEASE LIST NAME AND ADDRESS OF THE FIRST MORTGAGE HOLDER:

APPLICANT SIGNATURE

APPLICANT SIGNATURE



CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 Estero Blvd. • Ft. Myers Beach, FL 33931 • (239)-463-9604 • Fax (239)-463-4071

Website: www.Creciente.com E-Mail: Crecienteoffice@comcast.net

EMERGENCY CONTACT INFORMATION FORM

(This information will be held confidential for office use only.)

Unit #:

First and Last Name:

Away Address:

Away City, State, Zip

Local Phone:

Away Phone:

Cell Phone(s):

Email(s):

Additional Phones:

Additional Phones:

Emergency Contact # 1:

Address:

Phones:

Emergency Contact #2:

Address:

Phones:

Additional Information:



CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 Estero Blvd. • Ft. Myers Beach, FL 33931 • (239)-463-9604 • Fax (239)-463-4071
Website: www.Creciente.com E-Mail: Crecienteoffice@comcast.net

Unit # _____

E-Mail Notification of Official Notices

Creciente requires written authorization to be on file for all owners requesting to receive any official notices via E-Mail. Completing this form authorizes the Association to send these notices directly to you through the Electronic mailing system.

I _____ owner of unit # _____ hereby authorize the Creciente Condominium Association to send any and all official notices and periodic news releases to me via E-Mail. I further recognize that it is my responsibility to update the Association with any change of email and mailing address.

My current e-mail address is: _____

Signature: _____ Date: _____

Please complete, sign and return this form by E-mail, U.S. mail or fax to:

Creciente Condominium
Attn: Association Office
7150 Estero Boulevard
Fort Myers Beach, Florida 33931
Fax: (239) 463-4071

Office Use Only: _____ Mgr _____ Bookkeeper

AUTOMATIC DEBIT SERVICE



Your bank for a
Complete Lockbox Association Services System

**SIGN UP FOR THE AUTOMATIC DEBIT SERVICE FOR YOUR ASSOCIATION ASSESSMENT FEES
IT'S EASY AND CONVENIENT**

- Your U.S. bank checking or savings account will be debited for your assessment fees based on the day you select and the payment frequency determined by your association. If the debit day you select is on a weekend or federal holiday, your payment will be debited the following business day. Your bank statement will reflect "Assoc Pymt" when a debit has been processed to your account.
- Stonegate Bank requires 5 days to setup your enrollment. If your enrollment form is received after the debit day and month you select, your account will be debited on the debit day of the next scheduled payment.
- If you have multiple assessments for your association, you must complete a separate enrollment form for each payment you wish to have automatically debited.
- Simply mail the completed Automatic Debit Enrollment form and a voided check to:
STONEGATE BANK
PO BOX 30061
TAMPA, FL 33630-3061
- Stonegate Bank will notify you in writing of your first debit date. Please continue to make your payment until you are notified.
- If you wish to change your bank account information or cancel your automatic debit, you must notify Stonegate Bank in writing at least 5 days prior to the next debit. You may submit your requests in writing to the PO box shown above.

IMPORTANT REMINDERS

If you are using an electronic means to make your association payment and sell your unit, please be sure you cancel your electronic payment to prevent future debits to your bank account.

All questions regarding your association or payments should be directed to your management company or association.

***** CUT OR TEAR HERE *****

***** CUT OR TEAR HERE *****

STONEGATE BANK AUTOMATIC DEBIT ENROLLMENT

Association Name:		Payment Type: <input type="checkbox"/> Maint <input type="checkbox"/> Spec Assmt <input type="checkbox"/> Other	
Unit ID:		Phone:	
Name:		Address:	
Address:		City:	State:
City:		State:	Zip:
Bank Name:		City:	State:
<input type="checkbox"/> Checking <input type="checkbox"/> Savings	Bank RTG #:	Bank Account #:	
Start Month:	Debit Day (Check One): <input type="checkbox"/> 1st <input type="checkbox"/> 2nd <input type="checkbox"/> 3rd <input type="checkbox"/> 4th <input type="checkbox"/> 5th <input type="checkbox"/> 6th <input type="checkbox"/> 7th <input type="checkbox"/> 8th <input type="checkbox"/> 9th <input type="checkbox"/> 10th		

I hereby authorize Stonegate Bank to initiate debit entries to my checking or savings account from the U.S. bank listed above for my association payments. By signing this document, I acknowledge the following: The debit will occur based on the payment frequency provided by the association or management company and on the day indicated above. If the debit day falls on a weekend or federal holiday, my payment will be debited the following business day. If this occurs, my payment could be considered late and the association may assess a late fee. If I wish to cancel my automatic debit or change my bank account information, I must notify Stonegate Bank in writing at least 5 days prior to the next debit. The management company or association is authorized to change amounts, change account information, or cancel this debit.

REMEMBER TO ATTACH A VOIDED CHECK

Signature:	Date:	For Bank Use Only:
		Assoc UID:
		DocPAN:





CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 Estero Blvd. • Ft. Myers Beach, FL 33931 • (239)-463-9604 • Fax (239)-463-4071

Website: www.Creciente.com

E-Mail: Crecienteoffice@comcast.net

VEHICLE REGISTRATION

UNIT # _____

Please complete the following:

Name: _____

Phone # _____

Auto Make _____ Model: _____

Color _____ State _____ Year _____

License Plate # _____

Assigned Parking Sticker # _____

Place parking sticker in the front vehicle window on the driver's side.

Also, if you plan to have a Bicycle(s) on property, please provide the following:

Make of Bicycle: _____

Color of Bicycle: _____

Please read and sign:

Vehicle owner or driver hereby acknowledges that the Association and Management assumes no liability for theft and/or damage to vehicles parked on premises.

Owner Signature

Date



CRECIENTE CONDOMINIUM ASSOCIATION, INC.

7150 Estero Blvd. • Ft. Myers Beach, FL 33931 • (239)-463-9604 • Fax (239)-463-4071

Website: www.Creciente.com

E-Mail: Crecienteoffice@comcast.net

PET REGISTRATION FORM

Owner Name _____

Unit # _____

Pet Information:

Pet Name: _____

Type: _____

Breed: _____

Pounds at Adult Age: _____

Color: _____

Year of Birth: _____

Sex (circle one) M F

COPY of Rabies Vaccine Provided? (circle one) Yes No

Rabies Vaccine Expiration Date: _____

Creciente Declaration:

10.2 **Pets.** The owner of each unit may keep no more than one (1) pet of a normal domesticated household type (such as a cat or dog) in the unit. Dogs and cats must be leashed or carried at all times while outside of the unit. The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a reasonable source of annoyance to other residents. The owner is responsible for cleaning up after his pet. No pets of any kind are permitted in leased units. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the Condominium, but tropical fish or caged birds in reasonable numbers are permitted. Guests and tenants are not allowed to keep any pets.

Creciente Rules and Regulations:

12. Only Creciente owners may have their pet on Creciente Condominium property. Friends and guests/tenants may not have pets. Pets not belonging to an owner and not registered with the Manager's Office are not permitted on Condominium property. All owners' pets must be registered in the Manager's Office. Registration will require filling out a "Pet Registration Form" along with a photo of the pet. The Office will take a picture of your pet in the office if you do not have a photo. Pets are not allowed in the pool, courtyard or garage deck areas. Walk all pets on the grassy areas to the north and east of the tennis court. If you wish to walk your pet to the beach, please use the north side of the North Building or the south side of the South Building to reach the fence gates leading to the beach.

***Registration will not be accepted unless the pet owner produces
a proof of recent rabies vaccination and a photo.***

Owners Signature

Date

EXHIBIT "C"
RESTRICTIONS UPON USE OF UNITS AND
RULES AND REGULATIONS FOR
CRECIENTE CONDOMINIUM ASSOCIATION, INC.

THE FOLLOWING RULES HAVE BEEN ESTABLISHED BY THE CRECIENTE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FOR THE PROTECTION AND PRIVACY OF ALL. **THESE RULES WILL BE STRICTLY ENFORCED AND FINES WILL BE IMPOSED IF APPROPRIATE.**

1. Vehicles may be parked only in the areas provided for that purpose. The following noncommercial vehicle types **may** be parked on the property: automobiles, pick-up trucks, sport utility vehicles, mini-vans, full-sized vans and motorcycles. The following vehicle types are **prohibited** from parking on the property: motor homes, campers, boats, boat trailers, water vessels, commercial vehicles, unlicensed vehicles, inoperable vehicles and souped-up vehicles. Exceptions to these prohibitions may be granted for contractors and employees with permission of the Manager. Bicycles must be parked only in the areas provided for that purpose. Keys for vehicles parked on the Association's property during an owner's absence must be available to the Association for emergency reasons. All vehicles of residents (owners, guests and renters) must be registered with the Association office and display a tag or sticker.
"Commercial Vehicles" means all vehicles of every kind whatsoever (including regular passenger automobiles), which, from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial or charitable institution (e.g. church or school) markings, signs, displays, tools, equipment, racks, ladders, apparatus, or otherwise indicates a commercial or other non-personal use.
2. Owners are responsible for damages to common element areas incurred while moving in or out, or during remodeling. Owners will be assessed the cost for repairs of damages, plus a fine if determined by the Board.
3. Radio, television antennas, and satellite dishes, or wiring for any other purpose, may not be installed on the exterior of the buildings.
4. Signs, advertisements, notices or other lettering may not be exhibited, inscribed painted or affixed to/or on any part of any building.
5. Sidewalks, entrances, passages, vestibules, stairways, corridors and halls may not be obstructed or encumbered nor used for any purpose other than ingress and egress to and from the premises. Stairways are to be used only for the purpose intended, and may not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Wash lines of any kind may not be maintained outside the unit. Owners may not discard, or permit to fall, any item from the windows of the premises. Fire exits may not be obstructed in any manner.
6. All common areas inside and outside the buildings must be used only for their intended purposes, and no articles belonging to owners, their guest or tenants may be kept therein or thereon. Such areas must, at all times, be kept free of obstruction.

7. Domestic help and/or service personnel may not gather or lounge in common areas.
8. All units will be used only for residential purposes.
9. The flooring of all units, except in foyers, kitchens and baths, above the first floor must include sound deadening underlay material, as approved by the Board of Directors. Sound deadening material is prohibited from use under flooring on balconies.
10. Garbage and trash must be disposed of in receptacles as designated by the Association. All trash must be placed in securely tied plastic bags before placement in trash chutes. Boxes and other large items must be placed in the Dumpster rooms located on the ground level of each building.
11. Items required by law to be recycled must be placed in recycle bins provided by the Association.
12. Installation of glass enclosures, hurricane shutters, sliding doors or windowed walls on the balconies must adhere to specifications and criteria established by the Association, which include: 1) application is to be submitted for Board approval, and include, as applicable, copy of shop drawings, copy of general liability insurance policy, copy of workman's compensation insurance policy and copy of contract; 2) all screws used to install framing must be 18-8 stainless steel X2.25" minimum; 3) doors and windows must have appropriate coastal wind rating; 4) caulking must be one part urethane; 5) screws and anchors installed in masonry must be epoxy encased or set in urethane; 6) all frames, including window/door frames, must be clear anodized or white aluminum; 7) glass must be clear or regular commodity bronze tint; 8) installation may not be attached to screen frames; and 9) hurricane shutters must be white or off-white in coloring.
13. Owners and the Manager may keep one pet only, (i.e., a dog, a cat or a bird) in their units. Guests and tenants are not allowed to keep a pet on the condominium property. Owners shall not allow pet to disturb the rights, comforts and convenience of other owners, either inside or outside of owners unit. When the pet is outside of the unit, the pet shall be kept on a leash and under owner's supervision at all times. Pets may not be tied to any fixed object anywhere on the condominium complex, including walkways, stairs, stairwells, parking lots, grassy area or any other place within the association complex. Owners must utilize the designated pet walks located in front of the tennis court along Estero Boulevard and the North Side of the tennis court. The Pet Waste station and bags are located on the North side tennis court lawn and all pet waste must be removed immediately. Owners shall not allow their pet to be brought into the swimming pool area, courtyard area, or other recreational facilities. If the Association determines any pet to be a nuisance to other owners, that pet must be removed from the premises. Owners will be liable for the entire amount of all damages caused by their pet. This applies to carpets, doors, walls, furniture, and any other part of the condominium complex, including landscaping. Cleaning, replacements, etc. shall be due immediately upon notice. These requirements are for pets, not service animals; however, where applicable owners of service animals must follow all appropriate rules.
14. No restriction as to minimum age applies to children who live or visit the Association. However, activities and behavior of children must be supervised by an adult, and children under the age of twelve (12) are not permitted in the pool or deck area, billiard room, tennis court, elevators, stairwells, walkways, social room or lobbies unless accompanied by an adult. The Board, or their designated representative, has the authority to require that an owner, guest, tenant or other adult responsible for a particular child remove the child from the common areas if the child's behavior, in their opinion, necessitates such action.

15. Leasing or renting of a unit is permitted, subject to provisions of the Condominium Declaration. Leases or rental agreements must be for periods of no less than one month or thirty (30) days, whichever is less. No sub-leasing by Lessee or a Licensing Agent is allowed.
16. An owner must maintain the unit in good condition and promptly pay all utilities or other charges metered separately to the unit.
17. Owners may neither make, nor cause to be made, structural additions, alterations, repairs, or remodeling of their unit in a manner which will affect the appearance of the exterior of the buildings, except with a written approval of the Association.
18. The Association will retain a pass key (s) to all units. Owners may not alter any lock or install a new lock on any door of the premises, without written approval of the Association, and provided a pass key for such approved lock, is furnished for the Association's use pursuant to its right of access to the unit.
19. All window coverings visible from the exterior of the unit must be either of white or beige lining on the exterior side to maintain uniformity.
20. Owners will not ignite, nor permit to be ignited, any fire, charcoal or gas cooker, burner, wood burner, or similar device within the confines of the unit or any common area, except as provided by the Association
21. Quiet hours are between 11 P.M. and 7 A.M. Owners, guests and tenants must be considerate of those around them. No excessive noise of any kind is allowed after 11 P.M
22. All persons entering the Association's property from the beach must remove sand and similar substance from their persons by means of brushes or hose (i.e., washing).
23. Common recreational facilities must be used in a manner which respects the rights of other owners and/or their guests. Use of recreational facilities is prohibited between the hours of 11:00 P.M. and 7:00 A.M., and specific recreational facilities are controlled by regulations set forth hereafter.
24. Use of roller skates, skateboards and roller blades is not permitted on the Association's property. Also use of Drones or similar flying apparatus taking off, landing or flying over Association property is prohibited.
25. Swimming pool rules are:
 1. Pool hours are between 9:00 A.M. and dusk
 2. No lifeguard on duty, swim at your own risk
 3. Pool gates must be closed and locked at all times
 4. NO DIVING
 5. Children under 12 must be accompanied by an adult
 6. Only noodles, small children's wings and rings allowed
 7. FOOD and GLASS are not allowed in pool area
 8. Children must wear swim diapers when appropriate
 9. No animals allowed in pool area
 10. No rough play, running in pool area or ball throwing
 11. No beverages allowed within 4 feet of pool edge
 12. Shower before entering the pool

13. Do not remove any furniture from inside pool area
 14. Maximum allowed in pool area 49
 15. NO SMOKING in the pool area
 16. Pool rope must remain attached at all times
 17. Earphones must be used with audio devices except during scheduled water aerobics
 18. Towels and personal belongings will not reserve chairs and lounges
 19. Rule violators may be denied use or access of the pool
26. Exercise room rules are: 1) hours are from 7:00 A.M. until 11:00 P.M.; 2) children under the age of twelve (12) must be accompanied by an adult; 3) owners, guests and tenants must be considerate of the equipment ; 4) lights and fans must be turned off upon exiting the room; and 5) access to the room is by a security key; 6) No sand on shoes or feet in the Exercise Room.
27. Tennis court rules are: 1) the tennis court must be used only by owners, or their guest and tenants; 2) playing hours are from 7:00 A.M. to Dusk; 3) only tennis shoes may be worn on the court; 4) reservations are required and may be made by posting name, unit number (required) and court time on sheets available at the court; 5) reservation's may be made up to three (3) days in advance for a maximum of one (1) hour for singles and one and a half (1 1/2) hours for doubles; 6) only one reservation per day, per owner, guest or tenant is allowed; 7) playing on a wet court is dangerous and prohibited; 8) sand must be cleaned from shoes before entering the court; 9) chairs, food and drink are not allowed inside the fenced area; 10) proper attire (i.e., shirts, shorts and tennis shoes) must be worn at all times; 11) owners, guests or tenants shall make every effort to cancel reserved court time 24 hours in advance; 12) and Guests not in residence must be accompanied by the unit owner.
28. All owners are responsible to follow all Creciente rules and regulations. All owners are responsible for ensuring that all renters and guests (tenants) follow all Creciente rules and regulations. The Unit Owner shall have the responsibility to bring the tenants' conduct into compliance with the rules and regulations by whatever actions are necessary. If the Unit Owner fails to bring the tenants into compliance, the Association may undertake whatever actions necessary, including eviction. The Unit Owner shall be responsible for any cost to the Association. Each owner is responsible for notifying the Office at least 15 days in advance of any renters and guests that will be staying overnight at Creciente in the absence of the owner. Each owner is responsible for providing a fee of \$100 for renters for each period they reside at Creciente, in absence of the owner. Each guest/renter is responsible for reporting to the Office on the first day the Office is open during their stay, at which time the Office staff shall provide a document of rules and regulations and require the guest/renter to sign to acknowledge their receipt of the document(s).
29. Community Room: Any requests by Unit Owners to use the Social Room must be made during normal business hours using the Social Room Reservation Application to the Office and will require the Unit Owner to agree with the Social Room Guidelines. That key is not to be copied by the Unit Owner.
30. Each unit has an assigned storage locker in the lower floor of each building. Do NOT place volatile, flammable liquids, obnoxious or odorous liquids, or paints in the lockers at any time. No items of any kind are to be stored in the walkways.

By signing below, I certify that I have read, understand and agree to comply with all Rules and Regulations of Creciente Condominium Association EXHIBIT "C" RESTRICTIONS UPON USE OF UNITS AND RULES AND REGULATIONS FOR CRECIENTE CONDOMINIUM ASSOCIATION, INC.

Signature: _____

Date: _____