

ISLAND LAKES HOMEOWNERS ASSOCIATION

RENTAL APPLICATION

DATE: _____

OWNER'S INFORMATION

ADDRESS OF RENTAL PROPERTY: _____

NAME: _____

MAILING ADDRESS: _____

HOME PHONE NO.: _____

BUSINESS PHONE NO.: _____

EMAIL ADDRESS: _____

LENGTH OF RENTAL: _____ DATE OF RENTAL: _____

APPLICANT'S INFORMATION

NAME: _____

DOB: _____ DL# _____ STATE: _____

PRESENT ADDRESS: _____ HOW LONG: _____

PREVIOUS ADDRESS: _____ HOW LONG: _____

HOME/CELL PHONE _____ BUSINESS PHONE: _____

EMAIL: _____

NAME OF SPOUSE, IF ANY: _____

LIST ALL THE PERSONS WHO WILL OCCUPY YOUR HOME:

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

EMPLOYMENT INFORMATION

EMPLOYER: _____

EMPLOYER'S ADDRESS: _____

SUPERVISOR: _____ BUSINESS PHONE _____

HOW LONG ON PRESENT JOB: _____

REFERENCES

ISLAND LAKES HOA REFERENCES (Include name, address and phone numbers)

PERSONAL REFERENCES

DO YOU INTEND TO OPERATE A BUSINESS FROM HOME? _____

IF SO, WHAT KIND? _____

DO YOU OWN A COMMERCIAL VEHICLE? _____ DESCRIBE: _____

DO YOU OWN A RECREATIONAL VEHICLE? _____ DESCRIBE: _____

- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by the Association, shall be submitted to the Association at least seven (7) days prior to commencement of the lease term.
- No Lot or any portion thereof may be leased without the prior written approval of the Board of Directors.
- Occupancy of a Lot by a person who does not have a residence elsewhere while the Owner of the Lot resides elsewhere shall be deemed a tenancy subject to this section.
- The Owner shall pay the lease application fee in the amount of \$50.
- The Board of Directors may establish further rules and regulations governing the process and procedure for the approval of proposed leases of Lots, which may include a waiting list.
- No Lot shall be approved for lease while the Owner of that Lot is delinquent in the payment of any monetary obligation to the Association.
- The Owner shall conduct a background check at the Owners' expense.
- No lease agreement may be for a term of less than one (1) year.
- No home may be leased for more than two (2) times in any calendar year.
- Under no circumstance may more than one family reside in a dwelling unit.
- In no event shall occupancy (except for temporary occupancy by guests) exceed two (2) persons per bedroom and one (1) person per den.
- The Tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association.
- Each Lease Agreement shall contain a uniform attachment designating the Association's duly authorized Officers as the Owner's attorney-in-fact for the purpose of and with the authority to terminate any such Lease Agreement in the event of violations by the tenant of any covenant; provided, however, the Association first shall give the Owner notice of such violations and opportunity to terminate such Lease Agreement within ten (10) days of such notice by Association.
- Each Lease Agreement shall contain a Uniformed Lease Exhibit incorporating provisions that require the tenant(s) to abide by the Declaration and Bylaws, Rules and Regulations of the Association which governs the Home. The Uniform Lease Exhibit shall contain other provisions deemed necessary by the Board of Directors from time to time. Failure to incorporate such Uniform Lease Exhibit into the terms of any lease shall cause such lease to be void.

- No business activity or commercial use shall be conducted or carried on in connection with the residential usage of the Lot which can be detected from the exterior of the Lot by sight, sound or odor.
- Each dwelling unit shall have an attached garage adequate for at least two full size cars.
- Storage sheds or buildings of a temporary character shall be allowed to be maintained at the discretion of the Architectural Control Committee.
- All vehicles which would otherwise be permitted on a Lot must be in operative condition and bear a current tag.
- No vehicle of any type shall be parked on the Common Areas, vacant Lots or on streets, whether public or private.
- Automobiles, boats, campers, trucks, vans, motorbikes, trailers, motor homes and the like, stored or for any reason left upon the premises or owned or regularly used by the residents must either be completely garaged or stored in such a location so that same is out of view from both the Front Lot line and any adjoining Lots, except for short-term parking not exceeding a forty-eight hour duration. The parking or storage of any such items in any other manner (such as in the street, road right-of-way or in any portion of the driveway which is not out of view from both the Front Lot line and any adjoining Lots) is expressly prohibited. Notwithstanding the foregoing, such items screened from view by a six-foot privacy fence shall be deemed to comply with this section.
- No vehicle, boat, or trailer shall be repaired on the Subdivision, except for emergency repairs.
- All lawn mowers, bicycles, motorized vehicles, building materials, and unsightly objects must be stored so as to be out of view from streets and in a manner which shall not be obnoxious or an annoyance to another Owner.
- All garbage and trash receptacles must be covered with an appropriate structure, or otherwise concealed in an effective manner, at the residential structure.
- No outside basketball goals shall be erected on any Lot unless hidden from view from the Front Lot line.
- No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or building site, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and provided that they are not permitted to run at large.
- All residences, structures and improvements shall be designed to present a pleasing, attractive, tasteful, neat and well-maintained appearance from all views.
- All outdoor cooking, including permanent or portable barbeque grills, shall be screened from view from the Front Lot line.

I UNDERSTAND THAT AS A LESSEE, I HAVE RECEIVED AND READ A COPY OF THE RULES AND REGULATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ASSOCIATION AND AGREE TO BE BOUND BY THESE ASSOCIATION DOCUMENTS.

Homeowner Signature

Date

Rental Applicant's Signature

Date

Print Name

Print Name

Rental Application approved? Yes _____ No _____

Date: _____

Signature of Authorized Agent Approving Application

Date: _____