

Bridgewater at Bonita Beach Condominium Association
Rental/Lease Application Process
 (Revised October 2017)

1. All Leases of Units must be in writing and attached to this application.
2. No Unit may be leased for a period less than thirty(30) days
3. No Unit may be leased for more than three (3) time during a calendar year.
4. The board member will contact Towne Properties after review.
5. A board member may call owner if there are any questions regarding the application.
6. Towne Property Management will contact the owners with approval or denial of application.

**The application fee of \$50.00 to Bridgewater Condominium Association and the \$50.00 fee to Towne Properties will be waived for previously approved renters. Including background check fees.*

APPLICATION CHECKLIST

Owner request rental/lease application from Towne Properties with a copy of the “Summary of Rules” General Information.	
Form is initialed where requested by renter and owner	
Forms is signed and dated by owner and renter	
\$50.00 Application processing fee to Towne Properties	
\$50.00 fee to Bridgewater Condominium Association	
\$50.00 per person background check fee payable to Towne Properties Legible copy of each applicant’s driver’s license	
\$50.00 convenience fee if application received less than 20 days prior to start of lease	
Completed form with fees is to be mailed or dropped off in person to Towne Properties. Contact information/ address is on the top of the forms.	
Lease is attached	

Towne Property Management
1016 Collier Center Way Ste. 102
Naples, FL 34110

Phone: 239 596 1031 - Fax 239 596 1082

Application must be submitted **at least 20 days** prior to occupancy
Incomplete Application will be returned

Name of Unit Owner _____

Mailing address _____

City _____ State _____ Zip Code _____

Phone no. _____ Email address _____

I/we hereby apply for approval to rent/lease the following unit _____

for a period of _____ *days, (must be a minimum of 30 days) beginning*
on _____ *and ending on* _____.

A COPY OF THE LEASE MUST BE ATTACHED
Lessee shall not be permitted to have pets. Initials _____

Please have applicant (renter) fill in the following information.
NOTE: Both the owner and renter must sign the form below:

Return Renter _____ Dates of Last Rental _____

1. Full name of Applicant _____

Date of Birth: _____

2. Full name of Spouse _____

Date of Birth: _____

3. Home Address _____

City _____ State _____ Zip Code _____

Phone no. _____ Cell Phone no. _____

Email address _____

4. The condominium documents of Bridgewater provide an obligation of unit owners that all units are for single family residence only. Please list the name and relationship of all other persons who will be occupying the unit on a regular basis during the rental period.

Name

Relationship

5. Contact Information- In Case of an Emergency

Name _____ Relationship _____

Address _____ Phone no. _____

6. Car information: Make _____ License no. _____

7. If using a rental agent or company:

Name of agent _____ Phone no. _____

Email Address _____

8. (Initial _____) As a renter, I/we are aware and agree to abide by the Condominium Association Documents and Rules and Regulations.

I have received a copy of the "Summary of Rules and Regulations and General Information" attached to this form.

9. (Initial _____) As a renter, I/we understand and agree that the Association, in the event it approves a lease/rental 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 documents and rules and regulations of the Association.

10. I agree to pay a non-refundable fee of \$50.00 to Bridgewater Condominium Association and \$50.00 to Towne Property Management to cover administrative expenses relating to the approval process.

Please sign below:

Applicant Date

Applicant Date

Unit Owner Date

Unit Owner Date

() Application Approved

() Application Denied

Association Board Member

Date

General Information and Rules and Regulations
Supplement to the Renters Application -2017

We have received your rental application and welcome you to Bridgewater. We hope you will enjoy your visit. If you have any questions please do not hesitate to contact Connie Haan (Board Secretary) chaan@stopelmi.com

Below is some info and items that may help during your visit:

- The address is: 4975 Bonita Beach Rd. Bridgewater (your unit number), Bonita Springs, FL 34134

- **You will be assigned a code for both the gate and elevator, please only share this code with family and friends.**

Bicycles

- Bicycles must be stored in the bike racks with identification of the bike owner and unit number.
- Bikes not properly identified or not in racks will be considered derelict and subject to removal and disposal after 30 (thirty) days.

Grills

- Gas grills are provided in the pool pavilion area
- No grills are allowed on unit lanais
- The main gas valve is located behind the grills and must be turned off after use.
- Clean grills after each use, brushes are available
- No glass is allowed in the grill area

Noise

- Sound from televisions, stereos, etc. should not be heard outside the unit.

Parking Area/Driveway

- Parking for owners and guests is limited to two personal vehicles per unit at any time.
- The vehicles should be parked in the assigned space in the garage and one space in the parking lot.
- Vehicles may only be washed in the designated hose area on the east side of the parking lot.
- Traffic flow through the garage is one way-counterclockwise west to east
- Only park in assigned parking place in the garage area
- Except in an emergency, no repair or maintenance of vehicles is permitted in the parking spaces
- Roller blades, skateboards, scooters, and other recreational wheeled devices may not be used in the garage, parking lot, pool, spa, boat docks, exterior corridors and other common areas.
- Electric vehicles may not be charged at common area outlets or with Association electricity.

Pets

- Only unit owners are permitted to have pets.

Pool and Spa

- ***Pool and Spa hours are dawn to dusk this is FL law***
- Pool and spa regulations are posted in the pool area and must be observed at all times.
- No food is permitted on the pool deck except in the pool pavilion area and except for Association organized events open to all owners and guests.
- No Lifeguard is on duty
- No Diving
- Children under 12 years old require adult supervision
- **No glass containers are permitted on the pool deck or grill area**
- Furniture may not be removed from the pool area. No furniture in the pool
- Non-toilet trained children must be properly diapered with swim diapers and plastic pants
- Radios, etc. on the pool deck and barbeque/dock areas are limited to earphone use only
- **Please dry off before entering the elevators, when the tile is wet it is very slippery.**

Trash and Recyclables

- **Trash must be SECURELY tied in plastic garage bags**
- No loose trash or newspapers should be placed in chute
- Cardboard boxes must be broken down and cut up and placed in the appropriate recycle container or trash bin in the trash room
- Fish guts and other smelly refuse must be double bagged prior to disposal in the trash bin and should not be disposed over a weekend.

- Containers are provided in the garage for recyclables
- Be sure to place items in proper bins. Bins are clearly marked.

Walkways and Roof

- **Items such as beach/pool gear, carriages, bikes, shoes etc. are not to be stored outside the unit door or in the or any common area.**
- Fire codes and building security prohibits propping open of elevator doors or stairway doors
- Unit owners nor guest are permitted on the roof
- Nothing may be left outside of the unit storage locker in the storage areas.

WIFI

- There is WIFI in the building, each unit has an independent password
- The pool area has WIFI and does not require a password.