



Bridgewater at Bonita Beach Condominium Association, Inc.

c/o NextGen Community Management
9410 Corkscrew Palms Cir #201 Estero, FL 33928
PH: (239) 372-2996 | Email: office@nextgcm.com

APPLICATION FOR LEASE APPROVAL

SUBMIT APPLICATION AT LEAST 20 DAYS PRIOR TO OCCUPANCY.

Any application submitted less than 20 business days prior to the lease start date may have their occupancy delayed. Applicants may not move in until the Association has tendered official review of their lease, and further, moving in prematurely constitutes a ground for disapproval.

MUST INCLUDE:

- COMPLETED APPLICATION
- COPY OF EXECUTED LEASE CONTRACT
- \$150.00 NON-REFUNDABLE PROCESSING FEE PAYABLE TO NEXTGEN COMMUNITY MANAGEMENT.
- \$75.00 NON-REFUNDABLE BACKGROUND CHECK FEE PAYABLE TO NEXTGEN COMMUNITY MANAGEMENT per adult 18 and older. Complete one form per person.
- Copy of Driver's License of each adult

*****Please do not submit partial packages. Applications are not considered received until all documentation is submitted. Incomplete applications will be reviewed and sent back. All fees are non-refundable. *****

No unit may be leased for a period of less than thirty (30) days. No unit may be leased for more than three (3) times during a calendar year.

Date _____ Address of Unit Being Rented _____

Lease Start Date: _____ **Lease End Date:** _____

Renter Information: _____ **Number of people to occupy unit** _____

Applicant _____ **Contact Phone #** _____

E-mail _____

Applicant _____ **Contact Phone #** _____

E-mail _____

I wish to opt in to receive email communication from the Management office with the email address you have provided above.

Opt In: _____ Opt Out: _____ **You can opt out at any time through the email service provider.

Occupant(s)

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____



Vehicles

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

Make/Model: _____ License Plate: _____ Year: _____ Color: _____

Pet(s) – TENANTS ARE NOT PERMITTED TO HAVE PETS

Name of Current Owner _____

Name Leasing Agent (if any) _____

Agent Contact Info _____

In case of Emergency Notify:

1. Name _____ Address _____ Phone _____

2. Name _____ Address _____ Phone _____

References:

1. Name _____ Address _____ Phone _____

2. Name _____ Address _____ Phone _____

3. Name _____ Address _____ Phone _____

THE MANAGER IS AVAILABLE TO ANSWER ANY QUESTIONS REGARDING THE RULES AND REGULATIONS THAT GOVERN THE ASSOCIATION. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT US PRIOR TO SIGNING THIS APPLICATION FOR OCCUPANCY.

I/WE HAVE RECEIVED, READ, AND UNDERSTAND THE CONDOMINIUM DOCUMENTS AND RULES AND REGULATIONS FOR BRIDGEWATER AT BONITA BEACH CONDOMINIUM ASSOCIATION, INC. I/WE AGREE TO ABIDE BY ALL OF THE PROVISIONS AND THOSE OF OTHER RECORDED DOCUMENTS AND BY ALL RULES AND REGULATIONS MADE PURSUANT HERETO.

AS REQUIRED BY LAW, THIS INFORMATION IS KEPT STRICTLY CONFIDENTIAL.

Applicant Signature: _____

Applicant Signature: _____



General Information and Rules and Regulations

Supplement to the Renters Application

Welcome to Bridgewater, we hope you will enjoy your visit. If you have any questions, please reach out to Sherri Gray at NextGen Community Management, 239-372-2996.

Below is some info 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 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 garbage 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.

(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 Rules and Regulations and when submitting the lease application, I will keep a copy of the rules and regulations to abide by during my stay.

(Initial)_____ As a renter, I/we understand and agree that the Association, in the event the lease applications is approved, the renter is authorized to act as the owner's agent with full power and authority to take whatever action may be required.

Please sign below:

| | | | |
|---------------------|---------------|---------------------|---------------|
| _____ Applicant | _____ Date | _____ Applicant | _____ Date |
| _____ Unit Owner | _____ Date | _____ Unit Owner | _____ Date |



AUTHORIZATION TO PERFORM A CRIMINAL BACKGROUND CHECK

Background Check per person 18 years old and over

Community Name: _____

File # _____

Office Use Only

By signing below, I hereby give consent for NextGen Community Management to obtain a Criminal Background check for me. The Criminal Background check shall include a Sexual Offender Search. I understand that a Criminal Background check is required to lease and/or purchase a unit/home in the _____ community, and that my Criminal Background check results may be used by the Board of Directors to approve or disapprove my lease or purchase of a unit/home.

X _____ X _____
Signature of Applicant Date

THIS FORM MUST BE FILLED OUT IN ITS ENTIRETY IN ORDER TO BE SUMITTED

Name _____

Current Address _____

City, State, Zip _____

Email _____ Phone# _____

Driver's License # and state of Issuance: _____

Social Security # _____ Date of Birth: Month _____ Day _____ Year _____

Addresses for the Last 7 Years:



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Driver's License # and state of Issuance: _____

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Addresses for the Last 7 Years:

