



Lighthouse Cove
AT TEQUESTA

****PLEASE ALLOW AT LEAST TWO WEEKS TO PROCESS!****

Incomplete applications will not be accepted.

All applications must have the following in order to be accepted and processed.

Please do not submit without ALL of the following.

(We will not accept applications by email. Please submit by hand delivery or mail.)

RENTAL Application Checklist

- _____ Request for Approval (signed by **all** parties)
- _____ Background Consent Form (for each occupant over 18 years)
- _____ Tenant Info Sheet (filled out completely)
- _____ Addendum to Lease (signed by **all** parties)
- _____ Rules and Regulations (must be initialed)
- _____ Trash Compactor Rules (must be initialed)
- _____ Hours of Operation (must be initialed)

- _____ **Photo ID & Copy of registration for all listed vehicles**

- _____ **Copy of Contract/Lease** (signed by all parties)

- _____ **Application Fee Received** (PAYABLE TO: REALTIME PROPERTY MANAGEMENT)
(**\$100.00 Non-Refundable Fee for Married Couples and/or \$100.00 Fee for each Occupant 18 years and Older**)

AGENT CONTACT: _____

Tenant will need to complete an association interview prior to occupancy.

RETURN COMPLETED APPLICATIONS ONLY TO:

LIGHTHOUSE COVE AT TEQUESTA
230 Village Blvd.
Tequesta, FL 33469
Phone (561) 741-0119



Lighthouse Cove
AT TEQUESTA

230 VILLAGE BOULEVARD, TEQUESTA, FLORIDA 33469
Phone (561) 741-0119 • Fax (561) 741-0130

RENTAL APPLICATION Request for Approval

AN APPLICATION FEE IN THE AMOUNT OF \$100.00 MUST ACCOMPANY THIS FORM. MAKE CHECK PAYABLE TO: REALTIME PROPERTY MANAGEMENT

Date: _____

I / We, _____, Owner(s) of

Unit # _____, at _____ Village Boulevard, Tequesta, Florida, wish to RENT

my/our unit to tenant(s), _____.

From Date: _____ To Date: _____

Tenant(s) represent that the following information is true and correct and consent to your further inquiry and investigation concerning this information or any information which comes from that inquiry which is necessary for approval of this request.

A. Person(s) who will occupy the above condominium are as follows:

Name _____ Age _____

Name _____ Age _____

B. Rental References:

Name _____ Phone #: _____

Name _____ Phone #: _____

D. Automobile(s): Make: _____ Model: _____ Tag #: _____

Make: _____ Model: _____ Tag #: _____

C. Real Estate Agent: (if applicable) _____ Phone #: _____

Unit Owner (signature)

Prospective Tenant (signature)

Unit Owner (signature)

Prospective Tenant (signature)

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Realtime Property Management of South Florida LLC.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records. If International please provide
Passport Number

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number
If International please provide
Passport Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants

Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____



Lighthouse Cove

AT TEQUESTA

TENANT INFORMATION SHEET (Please Print)

RENTAL INFORMATION

Building Number _____ Unit Number _____ # of Bedrooms _____

Lessee Name(s) _____

Lessee Name(s) _____

From: ___/___/___ To: ___/___/___

Other Occupants Name(s) _____

Other Occupants Name(s) _____

Unit Phone # _____ Cell # _____

Employer: _____ Employer Phone: _____

Employer Address: _____

Employment Date: _____

Email Address _____

Emergency Contact _____ Phone # _____

AUTOMOBILE INFORMATION (No Commercial Vehicles)

No Pick-Up Trucks or Motorcycles.

License Tag # 1 _____ Color _____

Make _____ Model _____ Year _____

License Tag # 2 _____ Color _____

Make _____ Model _____ Year _____

Additional Information _____

TENANTS ARE NOT ALLOWED TO HAVE PETS!

RETURN THIS FORM TO: **LIGHTHOUSE COVE AT TEQUESTA**
230 Village Blvd.
Tequesta, FL 33469
(561) 741-0119

Lighthouse Cove at Tequesta Condominium Association, Inc.

Addendum to Lease

This Addendum to Lease (the "Addendum") is entered into by and between Lighthouse Cove at Tequesta Condominium Association, Inc., a Florida corporation not for profit (the "Association"), _____ (the "Homeowner") and _____ (the "Tenant") on this _____ of _____, 20____. Tenant wishes to lease unit # _____, which is located at the following address: _____ (the "Unit").

THEREFORE, the parties agree as follows:

1. **Possession Privileges.** Subject to the terms of this Addendum, the Association agrees to permit the Tenant to use the recreational facilities that comprise a part of the "common elements" of the condominium during the term of the Tenant's lease of the Unit. As a result, Homeowner and Homeowner's family, friends, employees, and invitees agree to and hereby give up their rights to use the recreational facilities that comprise a part of the "common elements" of the condominium during the term of the Tenant's lease of the Unit.

2. **Who May Lease.** Owner may only lease or rent its Condominium to a single Family and may only lease or rent its Unit if the Condominium is rented pursuant to a lease or signed rental agreement which is in writing.

3. **Lease.** This Addendum shall become a part of the written lease agreement ("Lease") between Homeowner and Tenant as well as all subsequent lease agreements between Homeowner and Tenant of this or any other condominium unit that is subject to the Association. Homeowner agrees to provide a copy of any Lease to the Association at least three (3) days before the beginning of the term of such Lease.

4. **Term of Lease.** Tenant and Homeowner hereby represent that the Lease contains a minimum term of at least three (3) months.

5. **Unit is a Condominium.** Tenant understands that the Unit is a condominium and is subject to a Declaration of Condominium (the "Declaration"), Articles of Incorporation, Bylaws, and Rules and Regulations of the Association (collectively, the "Governing Documents"). Tenant agrees to be bound by the Governing Documents of the Association and acknowledges having received and reviewed a copy of the Governing Documents prior to occupying the Unit.

6. **Failure to Abide by Governing Documents.** Tenant understands and agrees that failure to abide by the Governing Documents will constitute a default ("Default") under the Lease. In addition to any rights Homeowner may have against Tenant, Tenant understands that pursuant to the Declaration, the Homeowner has assigned to the Association the Homeowner's right in the event of a Default: (i) to suspend Tenant's privileges to use the Association's recreational facilities; (ii) to suspend non-essential services; (iii) to assess monetary penalties against the Tenant; and (iv) to evict Tenant from the Unit pursuant to applicable provisions of Chapter 83, Florida Statutes..

7. **Assignment of Rents.** Tenant understands that, as security for the payment of condominium assessments to the Association, Homeowner has assigned to the Association, upon ten (10) days prior written notice to the Homeowner, all of the Homeowner's right, power and authority to collect the rents, issues and profits of Homeowner's Unit under the Lease from the Tenant in the event Homeowner becomes delinquent in the payment of assessments to the Association. In the event Homeowner becomes delinquent in the payment of assessments, and upon demand by the Association, Tenant agrees to and shall make rent payments directly to the Association until the delinquency is cured and the Association notifies the Homeowner and the Tenant in writing of the same. Homeowner acknowledges, understands and agrees that by signing this Addendum, Homeowner hereby consents to the provision of notice to Homeowner's tenant by the Association that Homeowner has become delinquent in the payment of assessments to the Association, and further waives any right of privacy or confidentiality

with respect to said notice of Homeowner's delinquency provided to the tenant pursuant to this Assignment.

8. **Hold Harmless.** Tenant and Homeowner shall hold the Association, its officers and directors, management agents, employees, and each of them free and harmless of and from all liability, judgments, costs, damages, claims or demands arising out of: (i) any claim or dispute in connection with the Lease; or (ii) any injury, claim, or loss in connection with the Unit.

9. **Conflict with Lease.** In any conflict between the provisions of this Addendum and the lease, this Addendum shall prevail.

10. **Conflict with Governing Documents.** Notwithstanding the provisions of this Addendum, if there is any conflict with the Association's Governing Documents and the Lease or Addendum, the Declaration and Bylaws take precedence and shall prevail.

11. **Attorney's Fees.** In any lawsuit brought to enforce the terms of this Addendum or under applicable law, the party who wins may recover its reasonable court costs and attorney's fees from the party who loses.

12. **Miscellaneous.** The agreements contained in the Addendum set forth the complete understanding of the parties and may not be changed or terminated orally. All questions concerning the meaning, execution, construction, effect, validity, and enforcement of the Addendum shall be determined and governed pursuant to the laws of Florida.

HOMEOWNER: _____ Date: _____

TENANT: _____ Date: _____

ASSOCIATION: _____ Date: _____



RESIDENT RULES AND REGULATIONS

All residents, including guests, must abide by the Rules of the Lighthouse Cove Condominium Association.

They include, but are not limited to the following:

1. Residents agree to follow the rules as posted, regarding use of all facilities, including the Pool and Deck Area, Fitness Center, Racquetball Court, Billiard Room and Computer Room. That includes not entering those areas except during the hours permitted.
2. Children must be supervised at all times by an adult, and are not permitted in any indoor or outdoor facilities without a parent or guardian.
3. Renters are not permitted to have pets. Unit owners are permitted (1) household pet in a one-bedroom unit, (2) household pets in a two-bedroom or three-bedroom unit. Only dogs, cats, and birds in cages are allowed. Exotic pets, of any kind, are not allowed.
 - Such pets are limited to dogs(s), which may not exceed (45) pounds in weight when fully grown or cats(s), provided that such dog(s) or cat(s) have been registered with the Condominium Association.
 - The following breeds, full or mixed, shall not be permitted: German Shepherd, Rottweiler, Doberman Pinscher, or any breed of bull terrier or similar dog commonly referred to as a “pit bull”.
 - All residents are required to keep their dogs on a leash, no more than (6) feet long, and must pick up after their dog.
4. Any loud noise after 10:00 P.M. or any other annoyance to residents that interferes with peaceful and proper use of the property by its residents will not be permitted.
5. The entrances, and like portions of the Common Elements shall not be obstructed, nor used for any purpose other than the ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, or any other similar objects be stored therein.
6. Residents are not allowed to display signs, decorations or attach anything to balconies, doors, or windows of the building, except for (1) portable removable U. S. flag, without prior written consent from the Board of Directors. No clothes lines are allowed.
7. All Unit owners must provide a key to their unit door to be kept in the Management Office at all times for emergencies. No owner shall alter any lock, nor install a new lock without consent of the Board of Directors.
8. Residents must park their vehicles in their assigned parking spaces and/or garages and are not allowed to park additional vehicles in guest spaces. Residents may temporarily park their vehicle in guest parking spaces while utilizing the pool area or recreational facilities.
 - One-bedroom units shall have (1) parking entity, unless additional parking entities are appurtenant to an individual condominium unit.
 - Two-bedroom or three-bedroom units shall have (2) parking entities, unless additional parking entities are appurtenant to an individual condominium unit.
 - Guest parking spaces are for visitors only.

Unit # _____ Initials _____ Date _____

9. No commercial vehicles of any kind are permitted to be parked at Lighthouse Cove, except for repair work being performed during business hours by contractors.
10. No Pick-up Trucks (including guests) are permitted between the hours of 9:00 pm and 7:00 am. Vehicles must not exceed 19' in length and 7' in width.
11. Motorcycles are not permitted to be parked at Lighthouse Cove overnight.
12. No boats or water craft of any kind are permitted to be parked at Lighthouse Cove.
13. No gasoline operated or electric vehicles (motorcycles, scooters, etc) are permitted to be stored on patios, balconies, landings, breezeways, or under stairwells.
14. The Trash Compactor is to be used as directed on posted instructions, and is for the purpose of discarding household waste only. Fines will be imposed to violators.
 - Forcing any items larger than will fit into opening of the trash compactor chute is not permitted.
 - Discarding of any large refuse around the trash compactor is not permitted.
 - Dumping construction materials or any form of refuse caused by a resident's employment is not permitted.
15. No trash is allowed to be left outside of condominium units, landings or breezeways. All trash must remain inside of the unit until residents are ready to dump trash in the trash compactor.
16. Gas or charcoal grills are not allowed on balconies. BBQ Grills are only allowed to be stored on first floor patios and must be taken out 10-15 feet from the building to barbeque.
17. Discarding of cigarette or cigar butts on the grass, sidewalks, stairwells, landings or pool areas is not permitted and must be discarded in proper outside receptacles.
18. The Cabana area cannot be reserved for private parties.
19. Smoking is not allowed in the entire pool area
20. Guests of residents may not use facilities unless accompanied by the unit resident, unless guests are residing in unit.
21. Only patio furniture and non hanging plants are allowed on the balconies or patios
22. All bicycles parked on the grounds must have a parking permit issued by the office.
23. Whenever an outdoor air conditioning unit is installed under a window, the height of the air conditioner shall be no higher than the outside edge of the windowsill.
24. Whenever an air conditioner in a condo unit is replaced or repaired with other than routine maintenance, the building fire sprinkler system is to be shut off by a service company of the Association's choosing at unit owner's expense.

Unit # _____ Initials _____ Date _____

25. In accordance with our condo documents, once a year on or before July 1 every condo owner is to submit to the Association Office a copy of their current certificate of insurance.

26. Under No circumstances may carpeting/rugs be installed or maintained on any Balconies.

TENANT - RULES AND REGULATIONS (ADDENDUM)

- 1. Installation of a new lock, without prior written consent or notification of the Unit Owner or the Condominium Association is not permitted.
- 2. Tenant is not permitted to sub-lease his/her condominium unit during their lease term under any circumstances.
- 3. During the lease term, tenant is not permitted to have anyone, not specified on their Tenant Information Sheet, to move into the condominium unit for more than 30 days. Guests are permitted to visit for a reasonable period of time.
- 4. Tenant is not permitted to have any pets.

Unit # _____ Initials _____ Date _____

I have read and understand all of the above Rules and Regulations for the Lighthouse Cove Condominium Association and agree to abide by them. I understand that any violation of these rules can result in fines and /or eviction.

I further understand that falsifying any information required by the Lighthouse Cove Condominium Association will result in immediate eviction or renewal rejection by the Board of Directors.

Unit# _____ Signature _____

Signature _____ Date _____

Signature _____ Date _____



TRASH COMPACTOR

The trash compactor is located at the southwest corner of the property. We have been noticing that some residents are not following instructions for dumping their garbage. There are signs posted on the wall by the Dumpster. Please take the time to read the signs!

TRASH COMPACTOR INSTRUCTIONS

1. ALL TRASH MUST BE SECURELY BAGGED PRIOR TO DISPOSAL
2. ALL BOXES MUST BE BROKEN DOWN BEFORE PLACING INTO COMPACTOR
3. OPEN THE TRASH COMPACTOR DOOR AT THE TOP OF STAIRS
4. DROP TRASH INSIDE OF CHUTE
5. MAKE SURE THE TRASH CHUTE DOOR CLOSES, OTHERWISE THE COMPACTOR WILL NOT OPERATE (**DOOR MUST STAY CLOSED WHILE IN OPERATION/CYCLING**)
6. DO NOT THROW TRASH DOWN ON THE GROUND, ON THE STEPS OR IN FRONT OF THE TRASH COMPACTOR DOOR
7. LARGE ITEMS – PLEASE CONTACT WASTE MANAGEMENT FOR DISPOSAL AT: (772) 546-7700

DO NOT DUMP ...

- FURNITURE
- LARGE APPLIANCES
- CONSTRUCTION MATERIALS
- TOXIC OR FLAMMABLE MATERIALS
- AUTO BATTERIES, OILS OR PETROLEUM

*****BE CONSIDERATE OF OTHERS AND PLEASE KEEP THIS AREA CLEAN AND LITTER FREE***

Unit # _____ *Initials* _____ *Date* _____



Lighthouse Cove

AT TEQUESTA

RULES AND HOURS OF OPERATION

As residents of the community, you should be aware of the Rules and Hours of Operation posted in the Clubhouse Facilities and Pool hours. *It is the responsibility of each resident to abide by these posted Rules and Hours of Operation. As an owner, it is also your responsibility to ensure that your tenant(s) and/or guest(s) also abide by these rules and hours of operation.*

THE CLUBHOUSE, INCLUDING THE POOL AND CABANA AREA, IS A NON-SMOKING FACILITY.

- Clubhouse** **OPEN 9:00 AM – CLOSED 10:00 PM**
- Management Office** **MONDAY thru FRIDAY- 8:00AM to 4:30PM**
CLOSED – SATURDAY, SUNDAY and HOLIDAYS
- Billiard Room** **OPEN 9:00 AM - CLOSED 10:00 PM DAILY**
❖ *NO CHILDREN UNDER AGE 16 ALLOWED WITHOUT AN ADULT*
❖ *ABSOLUTELY NO SMOKING OR VAPING. NO FOOD OR BEVERAGES*
- Business Center** **OPEN 9:00 AM – CLOSED 10:00 PM DAILY**
❖ *NO CHILDREN UNDER 16 ARE ALLOWED WITHOUT AN ADULT*
❖ *ABSOLUTING NO SMOKING OR VAPING. NO FOOD OR BEVERAGES*
- Racquetball Court** **OPEN DAWN to 10:00 PM DAILY**
❖ *NO CHILDREN UNDER 18 ARE ALLOWED WITHOUT AN ADULT*
❖ *NO KICKBALL OR OTHER SPORTS ALLOWED*
❖ *ABSOLUTELY NO SMOKING OR VAPING. NO FOOD OR BEVERAGES*
- Fitness Center** **OPEN 5:00 AM – 10:00 PM DAILY**
❖ *NO CHILDREN UNDER 18 ARE ALLOWED WITHOUT AN ADULT*
❖ *ABSOLUTELY NO SMOKING OR VAPING. NO FOOD OR BEVERAGES*
- Pool** **OPEN DAWN to DUSK DAILY**
❖ *SPECIFIC POOL ETIQUETTE RULES ARE POSTED AT THE POOL*
❖ *NO LARGE FLOATATION DEVICES ARE ALLOWED*
❖ *NO GLASS BOTTLES OR CONTAINERS ALLOWED IN THE POOL AREA (ONLY ALLOWED IN CABANA AREA)*
❖ *NO FOOD OR BEVERAGES WITHIN (4) FEET OF POOL AREA*
❖ *CHILDREN NOT TOILET TRAINED MUST WEAR SWIM DIAPERS*
❖ *ABSOLUTELY NO DIVING, NO RUNNING OR JUMPING INTO THE POOL, NO HORSEPLAY, NO BALL PLAYING OR THROWING OF ANY OTHER OBJECTS*
- Cabana / Grills** **OPEN 9:00 AM - CLOSED 10:00 PM DAILY**
❖ *INDIVIDUAL GROUPS LARGER THAN (6) PERSONS WHO ARE NON-RESIDENTS ARE NOT ALLOWED (THIS ALSO APPLIES TO THE POOL AREA)*
❖ *BOTH GRILLS ARE ALWAYS OPEN AND MUST BE SHARED*
❖ *RESIDENTS ARE NOT ALLOWED TO SCHEDULE ANY EVENTS AT ANY TIME*
❖ *NO SMOKING OR VAPING ALLOWED WITHIN THE FENCED AREA*

Initials: _____