

**NOTIFICATION OF LEASE
THE FOUNTAINS AT COUNTRYSIDE
CONDOMINIUM ASSOCIATION, INC.**

SPECIAL NOTE: THIS NOTIFICATION OF LEASE MUST BE IN THE POSSESSION OF THE MANAGEMENT COMPANY TEN (10) DAYS PRIOR TO LEASE COMMENCEMENT. **THEY MUST ALSO MEET WITH A BOARD MEMBER FOR AN INTERVIEW AND TO GO OVER RULES AND REGULATIONS IN ORDER TO GET THE REQUIRED BOARD APPROVAL.**

A COPY OF THE FULLY EXECUTED LEASE AGREEMENT MUST ACCOMPANY THIS REQUEST ALONG WITH A \$100 APPLICATION FEE. YOU MUST BE APPROVED PRIOR TO MOVE IN. PLEASE MAKE THE CHECK PAYABLE TO: THE FOUNTAINS AT COUNTRYSIDE CONDO ASSN.

Applicant must read the Rules and Regulations *before the interview*. Please send the completed application and signed lease to the office of KW Property Management 10 days prior to move in. A credit and background check will be ordered. **YOU MUST BE APPROVED PRIOR TO MOVE IN.**

FROM: _____
Landlord

TO: _____
Tenant

ADDRESS: 2500 WINDING CREEK BLVD.

UNIT: _____

LEASE COMMENCEMENT DATE: _____

Tenant(s) represent that the following information is true and correct, and consent(s) to your further inquiry and investigation concerning this information or any information that comes from that inquiry that may become necessary to process this request.

PERSONS WHO WILL OCCUPY THE ABOVE UNIT ARE AS FOLLOWS:

NAME: _____ AGE _____ SS# _____

NAME: _____ AGE _____ SS# _____

NAME: _____ AGE _____ SS# _____

NAME: _____ AGE _____ SS# _____

(Please include all children. If additional space is needed attach a separate sheet as an addendum.)

A) Tenant's present address _____

B) Tenant's present telephone _____

C) Tenant's email address _____

D) Tenant's present employer _____

E) Employer's address and phone: _____
F) Two tenant references (Name/Address/Phone)

G) Tenant's Automobile(s)

Tag# _____ Make/Model/Color _____

Tag# _____ Make/Model/Color _____

H) Pets (if allowed by owner) Breed: _____ Weight _____
**Certain breeds or mix thereof are not allowed per the governing documents. A picture may be required.*

I) Real Estate Co. or Property Manager
Name _____ Phone# _____

J) Landlord's Permanent Address _____

K) Landlord's Phone: (home) _____ (work) _____

L) Landlord's Emergency LOCAL contact (name/address/phone) _____

Landlord attests that he/she has provided a copy of the Rules and regulations to the Tenant. Tenant attests that he/she has received, read, and understands them and does hereby agree to abide by all the conditions and terms therein and all reasonable rules and regulations enacted hereafter officially by the Association. Landlord further agrees to cooperate with the Association to ensure tenant(s) adhere to all rules, regulations and by-laws, etc.

This approval is subject to all Landlord's financial obligations to the Association, including, but not limited to, maintenance fees, late charges, special assessments, legal fees, and application fees having been paid in full or will be paid by the landlord prior to the lease commencement.

As of July 1st, 2010 Florida law provides that the Association can collect rent from tenants if their landlord becomes past due in their financial obligation to the Association. Please be aware of this law and stay current during the course of the lease.

Copy of lease attached: _____ (initial)

Landlord

Tenant

Landlord

Tenant

**Completed Application, copy of lease and Application Fee to be sent to:
The Fountains at Countryside
C/O KW Property Management
2963 Gulf to Bay Blvd. Suite 265
Clearwater, FL 33759**

APPLICANT INFORMATION FORM

I/We _____ Date _____

Prospective buyers/tenants for the property located at 2500 Winding Creek Blvd. Unit _____

Owned by _____ Managed by _____

Hereby allow Tenant Screening Now and or the property owner/manager to inquire into my/our credit file, criminal, rental and employment history. I/We understand that on my/our credit file it will appear that Tenant Screening has made an inquiry. I/We cannot claim any invasion of privacy against them now or in the future.

PRINT CLEARLY

TENANT INFORMATION

SPOUSE OR ROOMMATE

Single ___ Yes ___ No

Married to this person ___ Yes ___ No

SS# _____

SS# _____

Full Name _____

Full Name _____

Date of Birth _____

Date of Birth _____

Prev Addr _____

Prev Addr _____

_____ How Long _____

_____ How Long _____

Landlord & Phone _____

Landlord & Phone _____

Ever filed Bankruptcy _____

Ever filed Bankruptcy _____

Employer _____

Employer _____

How Long _____ Work# _____

How Long _____ Work# _____

Gross Monthly Income _____

Gross Monthly Income _____

Occupation _____

Occupation _____

Ever been arrested ___ Yes ___ No

Ever been arrested ___ Yes ___ No

Ever been evicted ___ Yes ___ No

Ever been evicted ___ Yes ___ No

Drivers Lic # _____ State _____

Drivers Lic # _____ State _____

Signature _____

Signature _____

Your Phone # _____

Your Phone # _____

IF YOU SUBMIT THE WRONG SS# A SECOND APPLICATION FEE WILL BE CHARGED TO REPULL THE REPORT.

Federal Law requires the end user to maintain this form for 5 years.

Fax to Tenant Screening Now at 888-365-1988

Customer- KW Property Management and Consulting



THE FOUNTAINS
—-at Countryside—-

**SUMMARY OF RULES AND REGULATIONS FOR THE FOUNTAINS AT FOUNTRYSIDE AND
ADDITIONAL RULES ADOPTED BY THE BOARD OF DIRECTORS**

EACH ITEM IS TO BE CHECKED AFTER READING

- The spa hours are from 9AM to 10PM
- The pool hours are from 8AM to 10PM
- The Clubhouse is a non-smoking environment
- No pets are allowed in the pool or the spa areas per the Health Department
- No fireworks allowed on the property (nuisance)
- No glass bottles or containers should be brought to the pool or spa areas
- Pool chairs may not be removed from the pool deck
- No radios or other audio sound systems may be played at the pool by any resident or guest of the condominium property without personal headphones.
- No parties may be held on the pool deck or other Common Element without the approval of the Association
- If you move furniture around in The Clubhouse to obtain temporary floor space, you must move tables and chairs back into place when you are finished.
- The Fitness Center is 24 Hours. Proper attire is required, including shirts and shoes, when walking through Common Elements. Proper attire is required in the Fitness Center. No jeans are allowed in the Fitness Center as they may tear the upholstery on the equipment. Athletic shoes are required.
- The exercise equipment may not be moved around inside The Fitness Center
- Wipe your perspiration off the exercise equipment
- No horseplay is allowed in The Fitness Center
- Owners and residents must deposit trash in the trash receptacles
- You are limited to two (2) pets per Unit. They must be kept on a leash and kept from being a nuisance to others (i.e. barking)
- Dogs are not to be left unattended on balconies, terraces, patios or in lanai areas. Dogs must be carried or leashed at all times when on the Common Elements and/or Association property. Generally dogs should not be a nuisance to Owners or Occupants of other Units or of neighboring Buildings.
- Dog breeds that are not allowed on the property include Pit Bull, Rottweiler, Chow, Doberman, Bull Mastiff or other breed considered to be dangerous by the Board of Directors in its sole discretion.
- Each Unit Owner shall be responsible for the actions of each pet and for cleaning up after it. A violation of the pet regulations shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine the Unit Owners and/or to require any pet to be permanently removed from the Condominium Property.
- Do not allow your cigarette ashes to fall from your balcony to the one below you
- All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or using the facilities
- All guests must be accompanied by an approved resident
- Park in your assigned parking spot(s)
- In order to minimize the condensation of moisture within the Units and the Common Elements, every Unit Owner or occupant of a Unit shall maintain the air-conditioned or heated temperature within such Unit at seventy eight degrees (78°) Fahrenheit or below. No Unit Owner or Tenant shall permit the electric to a Unit to be turned off, nor shall any Unit Owner or occupant permit the air conditioning system for a Unit to be turned off or otherwise disabled, regardless of whether the Unit of such Owner or occupant is occupied or not
- Breezeways are to be left clear. Shoes and plants must not be left outside the door. Trash is to be dumped into the trash dumpster. Sofas, mattresses, etc. are not to be left out and abandoned

Thank you in advance for your cooperation.

The Board of Directors
The Fountains at Countryside Condominium Association, Inc.

Signature of Owner or Tenant

Date

Unit Number

THE FOUNTAINS AT COUNTRYSIDE

POOL & SPA RULES AND REGULATIONS

Check each box after reading

- Pool hours - 8 a.m. to 10 p.m.
- Spa hours - 9 a.m. to 10 p.m.
- No Pets permitted in pool or spa areas
- No Glass of any nature
- Shower before entering the pool and spa
- Proper attire required
- Swim at your own risk
- Children under 13 must be supervised by an adult (18) years or older at the pool
- Children under the age of 16 must be accompanied by an adult (18) years or older at the spa
- No large floating items, noodles are acceptable
- Diapers are not permitted and parents with young children must have "swim panties" on babies
- No parties may be held on the pool deck or other common elements without the approval of the Association
- Owners must accompany their guests to the pool and spa at all times. No more than two (2) guests are permitted at the pool or other recreational facilities or amenities at any time without the approval of the Association
- In order to provide for proper safety, food or beverage shall be consumed at the pool and spa only in the area designated by the association
- After using the grills you must clean off the tables and grills and throw away your personal garbage

Signature of Owner or Tenant

Date

Unit Number



GATE KIOSK/ENTRY PROFILE

Please check all appropriate boxes:

Please circle appropriate choice(s) below:

I am a new condo owner

I am an existing condo owner

I am a new renter

I am an existing renter

I am a new resident but living with an existing renter or condo owner. (i.e. spouse, significant other, new roommate, friend, parent). If you choose this, then you also need to choose the item indicating that this is an additional entry into the kiosk.

This an a new entry into the kiosk

This is a change to my current entry

This is an additional entry into the kiosk

- Each unit is allowed one entry programmed into the gate kiosk. Additional entries can be purchased for a one-time charge of \$10. Please make checks payable to: The Fountains at Countryside.

Please complete the following:

Last name to display in the kiosk: _____

Phone number gate should call: _____

Unit number: _____

Please allow 10 days for your change to become active in the gate. If you do not have a phone with a 727 or 813 area code, your last name will not appear in the gate. Mobile phone number are alright as long as they have a 727 or 813 area code. Phone numbers and unit numbers do not display in the gate kiosk. The only thing that displays in the gate kiosk is your last name and a code that dials the phone number you indicate above. Your unit number does not display in the gate kiosk. When your phone rings, press 9 and the gate will open.

Optional: 5- digit ID on the back of your remote _____

Additional remotes can be purchased for \$40 each. Please make checks or money orders payable to: The Fountains at Countryside.