

**ALAMEDA ISLES HOMEOWNERS ASSOCIATION  
1 ALAMEDA GRANDE  
ENGLEWOOD, FL 34223**

**Rental Occupancy Application**

This application must be completed and submitted to the Alameda Isles office 15 days prior to rental occupancy.

I/We hereby make application to the Board of Directors to rent in Alameda Isles and have attached the Age Compliance Form, a copy of my driver's license(s) and \$100.00 application fee. Note: Application will not be considered without these items attached.

Alameda Address: \_\_\_\_\_

Applicant: \_\_\_\_\_

**Alameda Isles Home Owner's Association, Inc.**  
**1 Alameda Grande**  
**Englewood, FL 34223**

Rental Occupancy Application MINIMUM rental & occupancy period is 1 month. This application must be completed and submitted to the Alameda Isles office 15 days prior to rental occupancy.

I/We hereby make application to the Board of Directors to rent in Alameda Isles and have attached a copy of my driver's license (s) and \$100.00 application fee. Note: Application will not be considered without either attached.

Alameda Address: \_\_\_\_\_  
Rental Property Owner

Applicant: \_\_\_\_\_  
Last First Middle Birthdate

Spouse: \_\_\_\_\_  
Last First Middle Birthdate

Home Address: \_\_\_\_\_  
Street City, State, Zip

Telephone: \_\_\_\_\_  
Home Cell Cell

Occupancy Period: \_\_\_\_\_ TO \_\_\_\_\_  
Month/Day/Year Month/Day/Year

Type of Vehicle: \_\_\_\_\_ License # \_\_\_\_\_  
**NO trucks or R.V.'s of any kind are permitted.**

Note: At least one applicant (occupant) must be at least 55 years of age and the other at least 48 years of age. **PROOF OF AGE MUST BE ATTACHED** (i.e.: copy of driver's license, birth certificate or passport).

I, the undersigned desire to occupy said premises for the period stated, for residential purposes only, and will abide by the rules and regulations of Alameda Isles Homeowners Association, Inc.

I understand that: this is a single-family residence and may not be rented to more than two persons, and that Alameda Isles is an association providing "Housing for Older Persons" in compliance with the Fair Housing Act as amended in 1988.

X \_\_\_\_\_ X \_\_\_\_\_  
Applicant Dated Co-Applicant Dated

I, the undersigned owner of the above stated home to be occupied by the above applicant, hereby accept all responsibility for these persons during their stay in Alameda Isles.

X \_\_\_\_\_ X \_\_\_\_\_  
Owner Dated Alameda Isles HOA Dated  
Approved [ ] Disapproved [ ]

[Type text]

**ALAMEDA ISLES HOMEOWNERS ASSOCIATION, INC.**

**A CORPORATION Not-for-Profit**

**#1 ALAMEDA GRANDE, ENGLEWOOD, FL 34223**

**OFFICE PHONE (941) 474-5079, FAX (941) 474-9631**

**AFFIDAVIT\CERTIFICATION OF  
AGE COMPLIANCE**

I/We, \_\_\_\_\_, do swear and affirm  
as follows:

1. I/We am the Shareholder\Tenant of Unit \_\_\_\_\_ of Alameda Isles Homeowners Cooperative, located at \_\_\_\_\_ (insert street address), Englewood, Sarasota County, Florida (herein, the "unit")
2. I/We am over eighteen (18) years of age and a member of the above- referenced household.
3. As of the date provided below, at least one person in the above- referenced unit is fifty-five (55) years of age or older and the other person is at least forty-eight (48) years of age or older. The current ages or dates of birth of the occupants of the Unit are \_\_\_\_\_.
4. The contents of this instrument are true and correct and based on my personal knowledge

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Under penalties of perjury, I/We declare that I/We have read this document and that the facts stated in it are true and correct.

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

# **BREAKDOWN OF RULES & REGULATIONS**

## **III. OUR HOMES**

- A. It is the responsibility of the Shareholder to notify prospective buyers or renters that they must apply for and obtain the approval of the Board of Directors before a contract for sale or rent may be finalized.
  
- B. It is expected that all homes and roofs will be washed annually. No changes to outside appearance of home or lot will be made without prior approval. Shareholder will need to complete a Home/Lot Alteration Form.
  
- C. FCC stipulates we must allow television satellites, but the Board must approve the location it is to be erected on the Shareholders lot and that it complies with our rules and regulations. No antennas transmitting or receiving AM/FM radio, amateur radio or any other form of radio communications is permitted.

## **IV. OUR HOMESITES**

Residents are responsible for the home, landscape, watering, weeding and treatment for insect, general care of lawn except trimming, edging, mowing and fertilization which is provided by the corporation.

Any resident leaving their home unoccupied for 30 day or more must notify the Management by completing the proper form. Any changes to the contour of the planter or landscaping outside the planter require approval.

Raised porches will not be used for storage.

Flagpoles are not to exceed 25' and are permitted with written permission of the Board prior to installation.

Use of portable propane tanks not exceeding 20 lb. cylinders is permitted.

## **V. OUR RECREATIONAL FACILITIES**

- A. Use of the facilities is at user's own risk. No children under 14 will be permitted in recreation complexes unless accompanied by resident or adult guest.

No bathing suits or bare feet are allowed in clubhouse, lounge, office, billiard room or craft room. Shirts or cover-ups must be worn in common areas except pool area.

Guests must be 18 or older to play billiards and/or bingo. Use of clubhouse for private parties is permitted for groups having at least 50% resident attendance. Any charges incurred for clean-up, damage or repair will be billed to the resident in whose name the reservation is made.

B. All persons under 18 must be accompanied by an adult when using the courts.

C. Limited boat docks are available and may be rented under a separate agreement.

D. Guests and visitors must wear a guests pin and be accompanied by a resident or renter. An outside shower is available and must be used prior to entering the pool and spa. All suntan lotions and oils must be washed off. Anyone using suntan oils must cover furniture with a towel before sunning.

**GENERAL RULES are:**

1. Proper bathing attire is required.
2. No children under 14 allowed in the spa.
3. Children under 14 must be accompanied by a resident or adult guest and may swim only between 10:00 a.m. and 1:00 p.m. and after 4:00 p.m.
4. Children in diapers are not allowed in the pool.
5. No jumping or diving into the pool is allowed.
6. No food or beverage is allowed in pool area.
7. Only noodles and personal life saving gear is permitted in pool.
8. Use of the exercise room and sauna is reserved for adults.
9. Tennis shoes and proper tennis attire must be worn on the tennis courts.
10. Residents may reserve Pine Park facilities by registering on calendar located in Pine Park. Same rule applies if reserving the clubhouse. Children under 14 must be accompanied by an adult.
11. Tool shed and tools are exclusive for use of resident at their own risk.

**VI. VEHICLES**

Speed limit is 15 m.p.h. Bicycles and golf cars must exhibit at least one (1) white light showing forward and one (1) red light or reflector showing to the rear. All drivers of golf carts must have valid driver's licenses.

No parking or driving is allowed on any common lawn area.

No overnight street parking of any vehicle is allowed except for R.V.'s which may be parked in the driveway or on the street for not more than 48 hours. The R.V. may not be used as a sleeping or living at this time.

Bicycles, roller skated and roller blades are permitted on paved streets only.

Note: Trucks are not permitted. A truck is defined as an automotive vehicle that has a removable cap or an open bed that is designed to carry loads.

## **VII. PETS**

No more than one (1) small dog or one (1) small cat (under 20 pounds at maturity) may be kept by a resident living in the pet section. In the event of a complaint, the resident will be given three (3) days to correct the situation.

## **VIII. ENVIRONMENT**

Water to home site may be turned off and on once annually by Englewood Water District at no charge.

All utilities have been placed underground. Any digging or well drilling must have prior approval by Management.

Garbage bags should be at curbside early on Friday morning. Recycling bins must be stored so they are not visible from the street.

No clotheslines are permitted except in fenced area adjacent to the exercise room.

## **IX. RESPONSIBILITIES**

Maintenance fees are due the first of each month. If not paid by the 10<sup>th</sup> of the month, a \$25.00 late fee will be charged.

No signs are permitted in the Park except for display "For Sale" sign in front planter no larger than 18 X 25 inches.

No more than two (2) persons shall occupy a home more than 30 days in a calendar year.

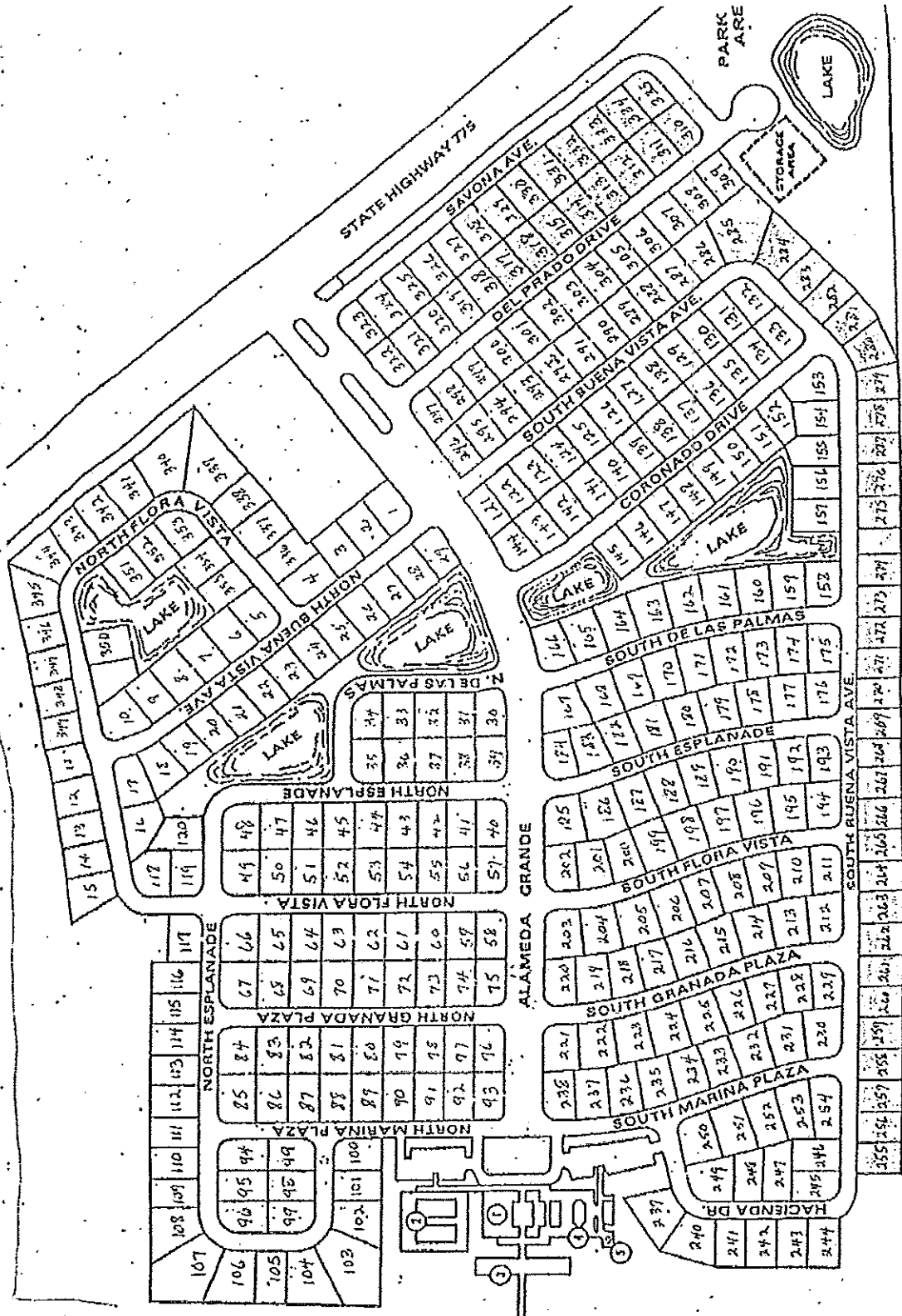
Each dwelling may be occupied by one person 55 years or older and the other occupant must be at least 48.

Residents may not rent their home without completing a rental form along with renter proof of age and \$100.00 application fee and approval by the Board of Directors.

Each shareholder and renter must be adequately insured for public liability and property damage coverage.

# ALAMEDA ISLES

WATERFRONT MODERN COMMUNITY  
master plan



ENGLWOOD ISLES UNIT III

LEMON BAY, MEXICAN WATERWAY & GULF OF MEXICO

WATERFRONT CANAL

ALAMEDA ISLES BOAT BASIN

ENGLWOOD ISLES UNIT III

LEGEND

- 1 Clubhouse
- 2 Tennis Courts
- 3 Shuffleboard
- 4 Swimming Pool
- 5 Jacuzzi

PET ROW - Shaded area

## **COOPERATIVE GUIDELINES**

The following are some of the Cooperative Guidelines of concern when we have guests, visitors, or are renting our homes. Please keep them handy for easy reference. They do not include **all** the Rules and Regulations but focus on the ones that seem to cause concerns when guests or renters overlook them.

### **POOL/SWIMMING**

1. No bathing suits or bare feet are allowed in the clubhouse, lounge, office, billiard room, or craft room.
2. Shirts or "cover-ups" must be worn in all common areas, except at the pool itself.
3. All guests must wear a "Guest Badge" when using the pool if they are NOT accompanied by a shareholder or renter.
4. All persons must shower at the pool area before entering the pool or therapeutic spa.
5. Suntan oils must be washed off before entering the pool or therapeutic spa.
6. Proper bathing attire is required.
7. There is no jumping or diving into the pool.
8. No food or drinks are permitted in the pool area except for bottled water.
9. No rafts or blow up water toys are allowed. Only "noodles" and personal life-saving gear are permitted.
10. Children under 14 may be in the pool only from 10:00 am to 1:00 pm and after 4:00 pm.
11. Children who still require diapers are not allowed in the pool even with "swimmies."
12. Children under 14 are not permitted in the therapeutic spa.

### **CHILDREN**

1. Children under 14 are not permitted in recreational complexes unless accompanied by a resident or adult guest.
2. Guests must be 18 years of age or older to play billiards or bingo.
3. All persons under 18 must be accompanied by an adult when using the shuffleboard, bocce or tennis courts.

### **FACILITIES**

1. The use of the clubhouse for private parties must be approved by the Park Manager in advance.
2. Use of the exercise room and the sauna is reserved for adults only. Please complete the Exercise Release Form prior to using the facility.
3. Alcoholic beverages may not be consumed in the common areas of the Park unless approved by Park Management.

## **DRIVING/VEHICLES**

1. The speed limit within the park is 15 miles per hour.
2. Drivers of golf carts must be at least fourteen (14) years of age.
3. No parking or driving on lawn areas.
4. No overnight street parking is permitted. If you require overnight parking for a vehicle, please see the Park Manager during office hours for a permit to park in one of the designated areas.
5. No trucks or motorcycles are allowed to be parked within the Park.
6. All vehicles shall travel on the right side of the road; all pedestrians will walk on the left side of the road.
7. A recreational vehicle may be parked in front of a home for up to 48 hours.

## **OTHER**

1. Pets are only allowed in designated homes on Pet Row and pet walking areas.
2. Trash is picked up on Fridays. Paper products go into the red container, and other recyclables go into the blue container. Do not place trash at curbside prior to 5:00 pm on Thursdays.
3. Smoking is limited to within your home and lot.
4. Bicycles, roller skates and roller blades are permitted only on paved streets.
5. Tools and lawn care equipment must be stored in a utility shed.

## **OCCUPANCY**

1. A guest may stay no longer than 30 days in a calendar year.
2. Guests cannot live in a home unless at least one of the shareholders or approved renters is present in the home.
3. Renters must have an approved application on file in the office prior to occupying the home.
4. Rentals are not permitted for periods less than 30 days.