

# CARRINGTON at STONEBRIDGE

## CONDOMINIUM ASSOCIATION, INC.

### APPLICATION FOR APPROVAL TO LEASE A CONDOMINIUM UNIT

UNIT # \_\_\_\_\_ UNIT OWNER \_\_\_\_\_

UNIT # \_\_\_\_\_ UNIT OWNER \_\_\_\_\_

I (We) hereby apply for approval to lease above unit for the period of \_\_\_\_\_  
20 \_\_\_\_\_ thru \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_**PLEASE INITIAL HERE:** In order to facilitate consideration of this application, I (we) represent that the following information is true and correct and agree that any misrepresentation of the facts in this application will justify its automatic rejection. I (We) consent to your further inquiry concerning this application particularly of the references given below, including a criminal background and credit check. By submitting this application, I certify that I have not been a) convicted of a felony involving violence, dishonesty or moral turpitude; and b) evicted from another community or property due to misconduct or rules violations.

There is a **\$150.00 non-refundable application check fee made payable to Carrington at Stonebridge Condominium Association (U.S. background check, other countries may require an additional background fee) for each person 18 years of age or older listed on any application.** A refundable security deposit equal to a month's rent may also be required by the Association as a condition of approval, which would be applied to any property damage or fines incurred during the lessee's occupancy.

Carrington at Stonebridge ("Carrington") may be required, in its sole discretion, to consult with an attorney as a result of issues raised by your application. In that event, you agree to pay all attorneys' fees and costs incurred by Carrington in connection with your application, regardless of whether your application is approved or not.

Copy of Driver's License or copy of passport for U.S. Citizens or U.S. Legal Residence for each person 18 years of age or older listed on any application. Non-U.S. Citizens or U.S. Legal Residence must provide a copy of their passport of their country of residence and or citizenship.

**Complete the Stonebridge Country Club Membership Transfer Acknowledgment and Consent Forms that in its entirety and return it with \$550.00 ( effective October 2023 ) check payable to Stonebridge Country Club directly to:**

Sandcastle Community Management 9150 Galleria Court, Suite 201, Naples, FL 34109. Tel. 239.596.7200 or to AnaR@sandcastlecm.com.

Full Name of Applicant: \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS #\* \_\_\_\_\_  
Full Name of Spouse: \_\_\_\_\_ Date of Birth \_\_\_\_\_ SS #\* \_\_\_\_\_

\* Or country of applicant's equivalent.

**APPLICANT IS AN ACTIVE MEMBER OF THE UNITED STATES ARMED FORCES?** \_\_\_\_\_ YES \_\_\_\_\_ NO

**Copy of Driver's License**

Current Address & Phone #\*: \_\_\_\_\_

E-mail: \_\_\_\_\_

Place of Business: \_\_\_\_\_

Business Address: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

\* Or country of applicant's equivalent.

Note: The condominium documents for the above unit restrict occupancy to two (2) adult persons per bedroom and to be used for residential use only. Please state the name, relationship, birthdate, and social security number for all persons, adult and minors, who will be occupying the apartment unit.

NAME	RELATIONSHIP	BIRTHDATE	SOCIAL SECURITY #*
_____	_____	_____	_____
_____	_____	_____	_____

Or country of applicant's equivalent.

**THIS IS A MANDATORY FORM TO BE USED UNDER LESSOR-LESSEE CONDITIONS. IN EITHER EVENT, IT MUST BE APPROVED OR DISAPPROVED BY THE CONDOMINIUM BOARD OF DIRECTORS. ANY MATERIAL MISREPRESENTATION ON THIS APPLICATION CAN BE GROUNDS FOR REFUSAL BY THE BOARD AT ITS DISCRETION. NO SUBLEASING OR ASSIGNMENT OF LEASES ARE PERMITTED.**

List three (3) personal references (local if possible): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

1) Bank References: NAME OF BANK ADDRESS PHONE PERSON TO CONTACT

\_\_\_\_\_  
2) Prior Home Address: \_\_\_\_\_

3) Name, address, and phone of person to be notified in case of an emergency: \_\_\_\_\_

\_\_\_\_\_

4) Make and Model of Car(s)                      Year                      Color                      Tag Number

\_\_\_\_\_

5) Name, address, phone number, and e-mail of unit owner or realtor: \_\_\_\_\_

\_\_\_\_\_

6)       PLEASE INITIAL HERE: I understand that **NO PETS OF ANY KIND ARE PERMITTED IN LEASED UNITS.** Should the Association discover that I am keeping a pet in a leased unit, the Association shall have the right to demand the immediate removal of the pet and I shall be subject to fines and possible eviction.

7)       PLEASE INITIAL HERE: I understand that Vehicles shall be parked only in the carports or designated parking spaces serving the units. Parking of cars on the street is not allowed at any time. Unless otherwise approved by the Association in writing as part of my application, I understand that I am not permitted to keep more than two (2) permissible motor vehicles on the condominium property during my occupancy.

8)       PLEASE INITIAL HERE: I (We) am (are) aware of and agree to abide by the Declaration of Condominium, Articles of Incorporation, Bylaws, and any and all promulgated Rules & Regulations in effect during the term of my (our) occupancy (lease). I am aware that occupancy is limited to two (2) persons per bedroom.

9)       PLEASE INITIAL HERE: I (We) understand and agree that the association is authorized to act with full power and authority to take whatever action may be required, including fines, suspensions and/or eviction, to prevent violations of provisions to the Declaration of Condominium, the association's Bylaws, the Florida Condominium Act, or the Rules and Regulations of the association.

10) For Tenants with leases **less than six (6) months:**

      PLEASE INITIAL HERE: I/we confirm that we have personal PL/PD insurance on this

11) For tenants for leases **greater than six (6) months:**

      PLEASE INITIAL HERE: I (We) understand that I (We) will obtain "Renters Insurance for the duration of his/her lease which includes Tenant Legal Liability for PL + PD.

SIGNATURES:

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

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

## Owner:

\_\_\_\_\_ **PLEASE INITIAL HERE:** I (We) understand and agree that the association is authorized to act with full power and authority to take whatever action may be required, including fines, suspensions and/or eviction, to prevent violations of provisions to the Declaration of Condominium, the association's Bylaws, the Florida Condominium Act, or the Rules and Regulations of the association.

\_\_\_\_\_ **PLEASE INITIAL HERE:** I understand that leases shall be for a term **no less than thirty (30) consecutive days**.

\_\_\_\_\_ **PLEASE INITIAL HERE:** I understand that if a residential property is leased out for periods of Six (6) months or less, I am required to collect and remit Florida/Collier County sales tax on the amount of rental income collected. Although the sales tax is imposed on the tenant, the property owner is ultimately responsible for the collection and remittance of the tax to the Florida Department of Revenue. I also understand that I am prohibited from leasing the unit on a nightly or weekly basis and that my leasing privileges may be suspended or revoked if I advertise with services such as Airbnb or VRBO for any rental of less than 30 days.

\_\_\_\_\_ **PLEASE INITIAL HERE:** To prevent overtaxing the facilities a unit owner whose unit is leased may not use the recreation facilities or parking facilities on the Condominium property during the lease term. The unit owner shall however have those access rights granted by law to a landlord.

\_\_\_\_\_ **PLEASE INITIAL HERE:** The "lessor "(homeowner) relinquishes all rights to the club and its facilities including but not limited to parking on the premises.

\_\_\_\_\_ **PLEASE INITIAL HERE:** In order to ensure that there is adequate insurance coverage for the Association the Landlord has advised his insurance carrier that the unit in question has been leased to the above applicants.

\_\_\_\_\_ **PLEASE INITIAL HERE:** I agree that as the owner I should inspect the unit I'm leasing prior to and after a Tenant has occupied said unit.

\_\_\_\_\_ **PLEASE INITIAL HERE:** In order to ensure proper bug and pest control I/we attest to the fact that prior to renting the unit it has been cleaned and garbage has been removed and if not, I agree that the Association has the right to enter my unit for inspection. If needed I agree that the Association may hire a vendor to make the necessary changes and I agree to pay for the cleanup as well as the cost of pest control, and if requested will provide a copy of the invoice for this service to the Board of Carrington.

## SIGNATURES:

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**VERIFICATION OF ACCEPTANCE / REJECTION BY ASSOCIATION**

Information provided verified on Date: \_\_\_\_\_

Applicant and Co-applicant were informed of acceptance or rejection on Date: \_\_\_\_\_

Name of specific person(s) informed: \_\_\_\_\_

Acceptance or rejection was relayed in person \_\_\_or by telephone \_\_\_or by letter \_\_\_or by email\_\_\_.

Name of authorized representative of Association who informed applicant and co-applicant:

\_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: Authorized Representative of Association

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DISCLOSURE AND AUTHORIZATION AGREEMENT**  
**REGARDING CONSUMER REPORTS**

**DISCLOSURE**

The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

**AUTHORIZATION**

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. This Authorization is no longer valid after 90 days of date signed, you also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to;

AmeriCheckUSA  
7777 Davie Rd Extension #101B  
Hollywood, FL 33027

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

Complete PM / Ref# \_\_\_\_\_

## **RESIDENTIAL SCREENING REQUEST**

First: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

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

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB (MM/DD/YYYY): \_\_\_\_\_

Tel#: \_\_\_\_\_ Cel#: \_\_\_\_\_

Are you Buying or Renting? \_\_\_\_\_

Have you ever been arrested before? \_\_\_\_\_

Employer: \_\_\_\_\_ N/A Tel#: \_\_\_\_\_ N/A

Supervisor: \_\_\_\_\_ N/A Salary: \_\_\_\_\_ N/A

Employed From: \_\_\_\_\_ N/A To: \_\_\_\_\_ N/A Title: \_\_\_\_\_ N/A

Landlord: \_\_\_\_\_ N/A Tel#: \_\_\_\_\_ N/A

Property Name: \_\_\_\_\_ N/A Rent: \_\_\_\_\_ N/A

Rented From: \_\_\_\_\_ N/A To: \_\_\_\_\_ N/A

*I have read and signed the Disclosure and Authorization Agreement.*

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

### **AUTHORIZED PERSONNEL ONLY**

- \_\_\_\_\_ Criminal
- \_\_\_\_\_ Criminal + Eviction
- \_\_\_\_\_ Criminal + Eviction + Credit
- \_\_\_\_\_ International Only

**DISCLOSURE AND AUTHORIZATION AGREEMENT**  
**REGARDING CONSUMER REPORTS**

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The undersigned acknowledges that a consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for residence.

**AUTHORIZATION**

The undersigned acknowledges that they are authorizing and requesting, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish AmeriCheckUSA with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated. This Authorization is no longer valid after 90 days of date signed, you also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

If you dispute any information found in your consumer report and would like to request a copy of the report, please send a request letter via certified mail to;

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Hollywood, FL 33027

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

- ☐ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.



Complete PM / Ref# \_\_\_\_\_

## **RESIDENTIAL SCREENING REQUEST**

First: \_\_\_\_\_ Middle: \_\_\_\_\_ Last: \_\_\_\_\_

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

City: \_\_\_\_\_ ST: \_\_\_\_\_ Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB (MM/DD/YYYY): \_\_\_\_\_

Tel#: \_\_\_\_\_ Cel#: \_\_\_\_\_

Are you Buying or Renting? \_\_\_\_\_

Have you ever been arrested before? \_\_\_\_\_

Employer: \_\_\_\_\_ N/A \_\_\_\_\_ Tel#: \_\_\_\_\_ N/A \_\_\_\_\_

Supervisor: \_\_\_\_\_ N/A \_\_\_\_\_ Salary: \_\_\_\_\_ N/A \_\_\_\_\_

Employed From: \_\_\_\_\_ N/A \_\_\_\_\_ To: \_\_\_\_\_ N/A \_\_\_\_\_ Title: \_\_\_\_\_ N/A \_\_\_\_\_

Landlord: \_\_\_\_\_ N/A \_\_\_\_\_ Tel#: \_\_\_\_\_ N/A \_\_\_\_\_

Property Name: \_\_\_\_\_ N/A \_\_\_\_\_ Rent: \_\_\_\_\_ N/A \_\_\_\_\_

Rented From: \_\_\_\_\_ N/A \_\_\_\_\_ To: \_\_\_\_\_ N/A \_\_\_\_\_

*I have read and signed the Disclosure and Authorization Agreement.*

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

### **AUTHORIZED PERSONNEL ONLY**

- \_\_\_\_\_ Criminal
- \_\_\_\_\_ Criminal + Eviction
- \_\_\_\_\_ Criminal + Eviction + Credit
- \_\_\_\_\_ International Only

## **EXHIBIT E**

### **CARRINGTON AT STONEBRIDGE, A CONDOMINIUM**

#### **INITIAL RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that these rules and are faithfully observed by the families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

##### **1. BUILDING APPEARANCE AND MAINTENANCE**

A. The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriage, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

B. Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their porches or lanais. However, no alterations of the lanais such as screens or glass enclosures shall be permitted.

C. No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entry ways, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entry ways, or exposed on any part of the limited common elements or common elements; and the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.

D. No unit owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substance outside his unit or on the limited common elements or common elements of the Condominium.

E. Refuse and garbage shall be deposited only in the area provided therefore. All garbage must be bagged.

F. No unit owner shall make or permit any disturbing noises by himself, his family servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

G. No barbequing or outdoor cooking is permitted on walkways, balconies or lanais or any portion of the buildings. Barbecuing or outdoor cooking will be permitted in courtyard areas. The Board of Directors may also establish one or more areas of the common elements for outdoor cooking.

H. No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.

I. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association. The Developer may use sale signage and other advertising materials while actively selling units.

J. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

K. Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.

**L. Trucks, Commercial Vehicles, Recreation Vehicles, Motor Homes, Mobile Homes, Boats, Campers and Trailers.**

a. No boat, boat trailer or other trailer of any kind, camper, mobile home, motor home, commercial vehicle or any vehicle with more than two axles or disable vehicle shall be permitted to be parked or stored in Carrington Complex unless kept full enclosed inside a structure.

b. No vehicle shall be parked anywhere but on paved areas intended for that purpose or in garages. Parking on lawns or landscaped areas is prohibited.

c. No vehicle shall be used as a domicile or residence, either permanent or temporary.

d. No washing of vehicles shall be permitted within the Carrington Condominium Complex.

2. **ALTERATION OF CONDOMINIUM.** Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanic's liens and/or claims arising from such work.

3. **EMERGENCIES IN OWNER'S ABSENCE.** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association may retain pass-keys to all units. If a unit owner changes their lock, they shall provide the Association with a duplicate key.

**Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:**

A. By removing all furniture, plants and other objects from around the outside of the unit; and

B. By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. **PETS.** The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements.

The owner of each unit may keep small pets, of a normal domesticated household type (such as a cat or dog weighing no more than forty-five (45) pounds) in the unit. The pets must be leashed or carried under the owner's arm at all times while on the condominium property outside of the unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the condominium. No pets of any kind are permitted in units when the owner is not in residence. No reptiles, amphibians or livestock may be kept in the Condominium.



### **Renting Your Stonebridge Property Membership Transfer Procedures/Guidelines**

When a member and his/her permanent family are not in residence, resident members may temporarily delegate the right to use the Club facilities to tenants. These privileges may be transferred a maximum of four (4) times in a calendar year with a minimum of thirty (30) days each time. To allow sufficient time for processing, all completed paperwork must be in at least thirty (30) days prior to the start of the lease. Any application received less than thirty (30) days in advance may experience a delay in processing.

If the membership is not being transferred, the first page of the Stonebridge Application still needs to be completed along with an approval request for leasing to the proper Management Company.

The following are steps involved in renting and transferring of the membership:

1. All forms and applicable checks must be filled out and submitted to the designated Property Management Company in full as follows: (All checks to Stonebridge must be made payable to "Stonebridge Country Club")

- **For Carrington**

1. The Stonebridge Rental Application needs to be completed and submitted to Stonebridge Country Club along with a check of \$550.00 to transfer the membership as well as a voided check for ACH application.
2. For property management approval, you must complete an approval application and submit it to Complete Property Mgt. with a check of \$100.00.  
(\$100.00 Check made payable to Complete Property Management)  
Sandcastle Community Management 239.596.7200  
Attention: Ana Rivera AnaR@ sandcastlecm.com.  
9150 Galleria Court, Suite 201, Naples,  
FL 34109.

- **For Middleburg, Willow Bend, & Ashton Oaks**

1. The Stonebridge Rental Application needs to be completed and submitted to Stonebridge Country Club along with a check of \$550.00 to transfer the membership as well as a voided check for ACH application.
2. For property management approval, you must complete an approval application and submit it to Complete Property Mgt. with a check of \$100.00.  
(\$100.00 Check made payable to Complete Property Management)  
Complete Property Management 239-403-4006  
Attention: Lee Burgin 239-403-4008(fax)  
3050 North Horseshoe Drive #172  
Naples, FL 34105

- **For Heatherwood**

1. The Stonebridge Rental Application needs to be completed and submitted to Stonebridge Country Club along with a check of \$550.00 to transfer the membership as well as a voided check for ACH application.
2. For property management approval, you must complete an approval application and submit it to Paramount Property Mgt. with a check of \$100.00.  
(\$100.00 Check made payable to Paramount Property Management)  
Paramount Property Management 239- 631-5237 ext. 6  
Attention: Guillermo Ruiz  
5629 Strand Blvd. #412  
Naples, FL 34110

- **For Braeburn**

1. The Stonebridge Rental Application needs to be completed and submitted to Stonebridge Country Club along with a check of \$550.00 to transfer the membership as well as a voided check for ACH application.
2. For property management approval, you must complete an approval application and submit it to Paramount Property Management with a check of \$100.00.  
(\$100.00 Check made payable Braeburn)  
Paramount Property Management 239- 631-5237 ext. 6  
Attention: Guillermo Ruiz  
5629 Strand Blvd. #412  
Naples, FL 34110



## Member Transfer Form

Please attach payment in the amount of \$550.00 made payable to Stonebridge Country Club and print legibly.

Lease Date From:	Date To:
Owner Name and Member Number:	
Owner Email Address:	
Address and Neighborhood of Leasing Property:	
Leasing Property Phone:	
Tenant Name:	
Co-Tenant Name:	
Tenant Home Address:	
Tenant Home Phone:	Tenant Cell Phone:
Tenant Email Address:	
Tenant Billing Email Address:	



## **RESIDENT MEMBER ACKNOWLEDGMENT**

### **Section 25. Leasing of Units.**

**A. Definition.** "Leasing", for purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by any person or persons other than the Member for which the Member receives any consideration or benefit, including, but not limited to a fee, service, gratuity, or emolument.

### **B. Leasing Provisions.**

(i) General. Units may be rented only in their entirety; no fraction or portion may be rented. There shall be no subleasing of Units or assignment of leases unless prior written approval is obtained from the Board of Directors. The Board of Directors may delegate this requirement to the applicable Neighborhood Association. All leases shall be in writing and shall state that the lessor is required to comply with this Declaration, the Bylaws, and Rules and Regulations of the Association and the Neighborhood Documents, and shall be consistent with the requirements of the neighborhood or condominium declaration to which the Unit is subject. Leases shall be for a term no less than thirty (30) days and no Unit may be rented more than four (4) times in any one calendar year. A Supplemental Declaration or Neighborhood Documents may further limit an Owner's ability to lease his or her Unit(s). The Member must make available to the lessee copies of this Declaration, the Bylaws, and the Rules and Regulations.

(ii) Compliance with Declaration, Bylaws, and Rules and Regulations. Every Owner shall be responsible if the occupants of his or her Unit fail to comply with this Declaration, the Bylaws, or the Rules and Regulations adopted pursuant thereto, notwithstanding the fact that such occupants of a Unit are fully liable and may be sanctioned for any violation of this Declaration, the Bylaws, and the Rules and Regulations adopted pursuant thereto.

Tenant(s) Name(s) \_\_\_\_\_

Lease Dates \_\_\_\_\_

I have agreed to lease my property in the Stonebridge Country Club Community to the above-named tenant and desire to delegate my privileges use.

I am transferring all privileges and retain no privileges for myself or authorized users. I understand all privileges associated with this property have been delegated to the tenant. I understand that I or my authorized users are not permitted use of the Club facilities including the tennis courts, the golf course, the fitness room, and the pool area. I understand that I or my authorized users may not dine in the facilities, attend any special events, fitness classes, or social activities.

I understand that my homeowner's association governing documents may have limitations other than ones imposed by the master and I am responsible for contacting my management company or neighborhood representative to understand my association use rights and privileges. I have filled out all necessary paperwork with my homeowner's association and my account is in good standing with them.

I understand that I am responsible for payment in full of any monies not paid by my tenant. I understand my Stonebridge account must be in good standing for approval.

X \_\_\_\_\_  
Signature of Stonebridge Member

\_\_\_\_\_  
Date



## **TENANT ACKNOWLEDGMENT**

I understand that as a tenant of Stonebridge Country Club, I may be permitted to use the facilities of the Club for the term of my lease of the Resident member's property in the Stonebridge Country Club community, in accordance with the Declaration, Conditions, and Restrictions for Stonebridge Country Club ("Declaration") and subject to the Club's approval of my application, which it may withhold in its sole discretion. I understand and agree that such privileges use shall be subject to the terms and conditions of the Declaration, such rules and regulations relating to use of and conduct on the Club facilities as Club Management may establish from time to time (the "Rules and Regulations"), and the Club's receipt of the applicable membership fee.

I acknowledge that as a tenant of a Resident member, I acquire only the privilege of using the Club facilities in accordance with the privilege extended as described above. I agree to comply with all of the terms and provisions of club documents, as they may be amended, and to be responsible for compliance by my authorized users and guests. I acknowledge that the property and facilities of the Club are currently operated by Stonebridge Country Club ("Club Management") and are made available for use by the members upon payment of such fees and other charges (collectively, "club fees") as Club Management may establish from time to time. I agree to be responsible for all club fees, which I or my authorized users incur in the use of the Club facilities. I understand that failure to pay any amounts due may result in suspension or termination of my use privileges. I further agree that if I am delinquent in paying any amounts due, Club Management shall be entitled to recover late charges, interest, and all costs and expenses which it reasonably incurs in attempting to collect the unpaid amounts, including attorneys' fees and court costs, whether or not suit is filed.

As a condition of using the Club facilities, I agree to all risks associated with the use of the Club facilities, including risks associated with use of or proximity to the golf course (e.g., being hit by a golf ball, struck by lightning, falling) and agree to release and indemnify Club Management from and against any and all losses, expenses, liens, claims, demands, and causes of action of every kind and character for death, personal injury, property damage or any other liability, damages, fines, or penalties, including costs, attorneys' fees and settlements, whether or not based on the acts or omissions of Club Management, resulting from, arising out of or in any way connected with the use of the Club facilities by myself, my authorized users, or guests. As used in this paragraph, "Club Management" shall include Stonebridge Country Club Community, its successors, assignees, and employees, and all persons, corporations, partnerships, and other entities with which it is or may in the future become affiliated. This paragraph shall survive the termination of my use privileges with respect to any property damage, personal injury, or death occurring prior to such termination. I acknowledge and understand that Club Management shall not be responsible for any loss or damage to any personal property which I, my authorized users, or guests may use or store on the Club premises, whether in lockers or elsewhere. I also acknowledge and understand that I shall be liable for any property damage or personal injury at the Club, or at any activity or function operated, organized, arranged, or sponsored by the Club, which I, my authorized users, or guests may cause. If I arrange or sponsor any activity or function on the Club premises, I shall be responsible for any such damage or injury even if such damage or injury was not caused by me.

Upon signing this application I understand and agree to the terms as described in the Club's policy concerning tenant use of club privileges.

X

\_\_\_\_\_  
Signature of Tenant

\_\_\_\_\_  
Date

02/24/2023



**ACH DEBIT AUTHORIZATION FORM**  
**Authorization Agreement for Pre-Arranged Payments**

I (we) hereby authorize Stonebridge Country Club, hereinafter called COMPANY, to initiate debit entries to my (our) Checking or Savings Account indicated below and the depository named below, hereinafter called DEPOSITORY, to debit the same to such account.

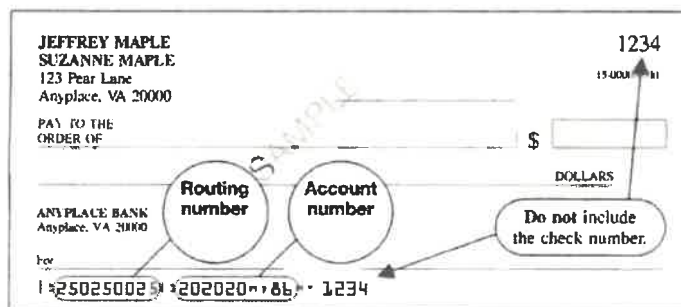
I (we) acknowledge that the origination of ACH transactions to my (our) account must comply with the provisions of U.S. law. ACH transactions will take place on or after the 15<sup>th</sup> of the month.

<b>DEPOSITORY NAME &amp; ADDRESS:</b>	<b>ROUTING NUMBER:</b>
<b>CHECKING</b> <input style="width: 40px; height: 20px; border: 1px solid black;" type="checkbox"/> <b>SAVINGS</b> <input style="width: 40px; height: 20px; border: 1px solid black;" type="checkbox"/>	<b>ACCOUNT NUMBER:</b>

This authorization is to remain in full force and effect until COMPANY has received written notification from me (or either of us) of its termination in such time and in such manner as to afford COMPANY and DEPOSITORY a reasonable opportunity to act on it prior to charging account.

**PLEASE ATTACH A VOIDED CHECK FOR ACCOUNT VERIFICATION PURPOSES.**

<b>Stonebridge Account Number (Admin will supply):</b>	<b>Today's Date:</b>
<b>Name (please print)</b>	<b>Name (please print)</b>
<b>Signature</b>	<b>Signature</b>



\*The routing and account numbers may be in different places on your check.

02/24/2023