

**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 18years 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.

The lease packet can be scanned and sent to AnaR@sandcastlecm.com or mailed to:
Sandcastle Community Management Attn: Ana Rivera 9150 Galleria Court, Suite 201 Naples, FL 34109/

The Membership Transfer Form and \$600Check (effective September 2025) should be sent to:
StonebridgeCountry Club Attn: Sawyer Cosgrove 2100 Winding Oaks Way Naples, FL 34109

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.

_____ **PLEASE INITIAL HERE:** I (We) understand and agree that documentation confirming that the hotwater heater in the unit is no more than ten (10) years old must be submitted with this lease application, as required by the Carrington Rules and Regulations.

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

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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.

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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.



DATE: _____

Address: _____

Homeowner: _____

Before the Board makes a decision, they require acknowledgment of the following:

1. The leased property is part of Carrington HOA, and the tenant agrees to abide by all Carrington rules and regulations, as they currently exist or as modified during the term of this lease.
2. No pets of any kind are permitted in the leased unit.
3. Subletting of the leased unit is not allowed.
4. Guests are limited to two adults per additional bedroom, not to exceed a period of two weeks.
5. Prior to the return of the security deposit, the landlord will obtain a release from Carrington HOA.

According to Florida state law, all lessees/renters must sign below agreeing to comply with the Rules and Regulations of the Association in which they will reside. Homeowners are also required to sign this agreement.

I, _____, the lessee/renter of the above-referenced unit, agree to comply with all Association Rules and Regulations during the term of my lease agreement.

I, _____, the homeowner, agree to hold my lessee/renter responsible for their actions and behavior during the term of the lease agreement.

Lessee/Renter Signature: _____ **Date:** _____

Homeowner Signature: _____ **Date:** _____