

Beach Manor Villas, South, Inc.

c/o Sunstate Association Management Group
P.O. Box 18809, Sarasota, FL 34276
Office (941) 870-4920 Fax (941) 870-9652
Email: allapplications@sunstatemanagement.com

Sale and Lease Application

Return this application to Sunstate Association Management Group PO Box 18809 Sarasota, FL. 34276. Must include a copy of Driver's License for all residents over 18 years of age and a Non-Refundable Application fee of \$150.00 made payable to Sunstate Association Management Group, Inc.

Lease ___ Dates: from ___ to ___ Sale ___ Mortgage Type ___ Closing Date ___

Present Owner: _____

Title Co: _____

Unit Address: _____

Full-Time Residence? YES ☐ NO ☐ Realtor / Lease Manager
Name and Phone: _____

Applicant Information

Full Name: _____ Date of Birth: _____
Last First M.I.

Phone: _____ Email: _____

Driver License #: _____ Social Security: _____ Employer: _____

Full Name: _____ Date of Birth: _____
Last First M.I.

Phone: _____ Email: _____

Driver License #: _____ Social Security: _____ Employer: _____

Present Address: _____
Street Address City, State, Zip

Previous Address: _____
Street Address City, State, Zip

Other Occupants: _____

Name and Date of Birth of all other occupants under 18 years of age. (If over 18 use additional application.)

Pet(s): _____
Breed Weight

Vehicle 1: _____
Make Model State License Plate #

Vehicle 2: _____
Make Model State License Plate #

List any additional vehicles on a separate sheet.

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References

Please list references.

Full Name: _____ Relationship: _____
Address: _____ Phone: _____

Full Name: _____ Relationship: _____
Address: _____ Phone: _____

Previous Landlord /
Mortgager: _____
Address: _____ Phone: _____

Authorization of Release of Information

Applicant(s) represent that all the information and statements for purchase or lease are true and complete, and hereby authorize an investigative consumer report including, but not limited to, residential history, employment history, criminal records, and credit reports. I am aware that any falsification or misrepresentation of the facts in this application will result in immediate rejection of this application.

Signature: _____ Date: _____
Signature: _____ Date: _____

Disclaimer and Signature

The undersigned has received a copy of the Association Documents: By-Laws and the Rules and Regulations of Beach Manor Villas, South, Inc. and agree to abide by them.

Signature: _____ Date: _____
Signature: _____ Date: _____

Action By Board of Directors

Application Approved YES ☐ NO ☐ Interview _____ Background _____
Board
Signature: _____ Date: _____

BEACH MANOR VILLAS SOUTH, INC.
c/o Sunstate Association Management Group
PO Box 18809, Sarasota, FL. 34276
A 55+ COMMUNITY
LEASE APPLICATION ADDENDUM

- Unit owner must have been the Unit Owner of record title to the subject unit for a period of not less than one (1) year prior to the beginning date of the proposed lease term.
- Lessee (or at least one of the lessee if there are more than one) must be not less than fifty-five (55) years of age at the beginning of the lease term.
- Pets see Amended & Restated Declaration of Condominium Article 16.
- Unit owner and Lessee are aware that no unit may be leased more often than one (1) time in a any calendar year, with the minimum lease term being for three (3) consecutive months, and the maximum lease term being for five (5) consecutive months.
- No option for the automatic extension or renewal of a lease for any additional period beyond the fourth month of the term of that lease shall be permitted.
- Unit Owner and Lessee agrees to abide by the Declaration of Condominium, By-laws and Rules & Regulations of the condominium.
- As the Owner of this Unit, I/we attest by the signature(s) of the Lessee's has been provided with a copy of the Letter and Certificate of Opt-Out Waiver and Retrofit Sprinkler Reports. The proposed lessee must sign for having received and read copies of the Declaration of Condominium and Rules and Regulations of the Association before the Lessee takes possession of the leased premises.
- After the required notice and all information requested has been provided and completed, the Board shall have twenty (20) days to either approve or disapprove the proposed lease.
- As a condition of being permitted to lease, all Unit Owners wishing to lease their units shall use the services of a Licensed Real Estate Agent (hereinafter referred to as the "Rental Agent.") and shall give to the Board of Directors a completed Lease Application along with a copy of a criminal and financial background checks of prospective tenants at least thirty (30) days prior to the first day of occupancy under the lease.

Owner's Signature: _____ Date: _____

Lessee's Signature: _____ Date: _____

Lessee's Signature: _____ Date: _____

~~Approval of Board of Directors required before signing of lease:~~ _____

Board Action: **APPROVED () NOT APPROVED ()**

Date: _____

BOARD OF DIRECTOR SIGNATURE: _____

BEACH MANOR VILLAS SOUTH, INC.
c/o Sunstate Association Management Group
PO Box 18809, Sarasota, FL. 34276
Website: sunstatemanagement.com

UNIT# _____

BEACH MANOR VILLAS SOUTH, INC.

In order to be in conformance with HOPA (Housing for Older Persons) rules, this survey form is being mailed to all owners to verify the ages of present occupants and to update your records. The updating will take place every second year, as well as continue to be used with sale and rental applications, which require valid certification of age of occupants.

If your unit is not owner occupied, please pass this document along to the occupants who must complete and return it, along with picture identification, to the address below.

SURVEY

OWNER [] TENANT [] PROPOSED (BUYER) OWNER []

Name of Occupant: _____ Age: _____

Occupant: _____ Age: _____

Occupant: _____ Age: _____

Occupant: _____ Age: _____

Return this form with the completed Lease Application.

Beach Manor Villas South, Inc.
c/o Sunstate Association Management Group
PO Box 18809, Sarasota, FL. 34276

sent via Certified Mail

December 30, 2016

**THIS MATERIAL IS OF GREAT IMPORTANCE. PLEASE READ THE
LETTER BELOW.**

Dear Owner:

The Association membership voted to waive the fire sprinkler retrofit and the retrofit of guardrails and handrails as permitted by Chapter 718.112(2)(1) and 718.1085, Florida Statutes. Attached for your records is a copy of the recorded Certificate of Opt-Out Waiver, reflecting the vote taken and as signed by the Association's Corporate officers. This Certificate was recorded in the Public Records of Sarasota County, Florida on December 14, 2016. Also enclosed is a copy of the signed Retrofit Reports provided to the Florida Division of Condominiums, Timeshare, and Mobile Homes as is required by the Florida Statutes.

As is required by Florida law:

1. **Leased Units.** If your condominium unit is tenant occupied, please post a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and copies of the enclosed Retrofit Reports in your unit in a conspicuous place. Please review this matter from time to time to ensure that the Statutory posting requirement remains active.

2. **All Units.** At the time you sell the unit, then a copy of this letter, a copy of the enclosed Certificate of Opt-Out Waiver and a copy of the enclosed Retrofit Reports must be provided to your unit's purchaser.

Thank you for your prompt attention to this matter. If there are questions, please contact the Association's office at 941-870-4920.

Very Truly Yours,

Board Members

Beach Manor Villas South, Inc.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016154089 5 PGS
December 14, 2016 11:26:11 AM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

This instrument prepared by:
Sharon S. Vander Wulp
Attorney at Law
712 Shamrock Blvd.
Venice, FL 34293

CERTIFICATE
OF

Beach Manor Villas South, Inc.
SPRINKLER SYSTEM, HANDRAIL AND GUARDRAIL
RETROFIT OPT-OUT WAIVER REQUIREMENT

Beach Manor Villas South, Inc., its address being c/o Keys-Caldwell, Inc.,
1162 Indian Hills Blvd., Venice, FL 34293, Sarasota County, by the hands of the
undersigned hereby certify that:

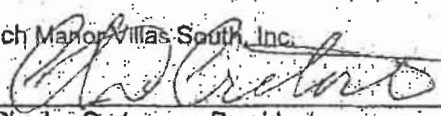
The Declaration of Condominium of Beach Manor Villas South, a
condominium, is recorded in O.R. Book 841, Page 232, of the Public Records of Sarasota
County, Florida. The vote to waive Sprinkler System, Handrail and Guardrail Retrofit
Requirement as permitted by Chapters 718.112(1) and 718.1085, Florida Statutes, was
submitted to the entire membership of the Association by consent form, and approved by
affirmative vote in excess of Fifty percent (50%) of the total membership of the Association
regarding the fire sprinkler retrofit waiver and in excess of two-thirds (2/3rds) for the
handrail and guardrail retrofit waiver, as required by these provisions of the Condominium
Act.

Copies of the signed and completed Retrofitting Reports for Condominiums
regarding this matter, as submitted to the Florida Division of Condominium, are attached.

IN WITNESS WHEREOF, said Association has caused this Certificate to be signed
in its name by its President, this 17 day of November, 2016.

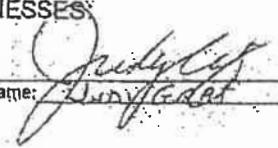
Beach Manor Villas South, Inc.

By:


Charles Cretors, as President

WITNESSES

Print Name:


Judy Galt

Print Name: Van D. Keathley


Van D. Keathley

STATE OF ILLINOIS
COUNTY OF DUPAGE

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of ILLINOIS at large, personally appeared Charles Cretors, as President of Beach Manor Villas South, Inc., and he acknowledged before me that he is such officer of said corporation; and he executed the foregoing Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement on behalf of said corporation, and affixed thereto the corporate seal of said corporation; that he is authorized to execute said Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement and that the execution thereof is the free act and deed of said corporation. He is personally known to me or has produced his driver's license as identification and did not take an oath.

WITNESS my hand and official seal at WOOD DALE (city), DUPAGE County, ILLINOIS (state) this 18th day of November, 2016.



JUDITH A. GRAF
Printed Name of Notary
[Signature]
Notary Public
Commission # _____

My Commission Expires:

ATTEST:

By: Fennie Anderson
Fennie Anderson, as Secretary

WITNESSES

Mark Reese
Print Name: Mark Reese

Jacalyn Wood
Print Name: Jacalyn Wood

STATE OF Florida
COUNTY OF SWANSEA

I HEREBY CERTIFY that on this day before me, a Notary Public in and for the State of Florida at large, personally appeared Fennie Anderson, as Secretary of Beach Manor Villas South, Inc., and she acknowledged before me that she is such officer of said corporation; and she executed the foregoing Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement on behalf of said corporation; and affixed thereto the corporate seal of said corporation; that she is authorized to execute said Certificate Sprinkler System, Handrail and Guardrail Retrofit Requirement and that the execution thereof is the free act and deed of said corporation. She is personally known to me or has produced her driver's license as identification and did not take an oath.

WITNESS my hand and official seal at Venice (city), Florida
County, Florida (state) this 9th day of December, 2016.

Printed Name of Notary:

Notary Public

Commission #

My Commission Expires:



JACALYN K. WOOD
MY COMMISSION # EE 884310
EXPIRES: April 20, 2017
Notary Public, State of Florida