

**CURLEW LANDING HOMEOWNERS ASSOCIATION
c/o Ameri-Tech Community Management, Inc.
24701 US HWY 19N, Suite 102
Clearwater, FL 33763
727-726-8000 Fax 727-723-1101
TENANT APPLICATION**

**Completed Tenant Application and Attachments must be Submitted
At Least 20 Days Prior to Occupancy**

In order for a Tenant Application to be considered, a completed form (filled out in its entirety) must be accompanied by a *certified check or money order* in the amount of \$150.00, made payable to Curlew Landings Homeowners Association. This is a non-refundable processing fee.

**() I (We) hereby apply for approval to lease _____
In Curlew Landings for the period beginning _____
And ending _____. A copy of the proposed lease is attached.**

() I (We) hereby allow Tenant Check/Tenant Screening Now and/or the Curlew Landings Homeowners Association to inquire into my criminal, rental and employment history. I understand that I cannot claim any invasion of privacy against them now or in the future.

() I (We) understand that the proposed leased property is a “single-family” residence only. For the purpose of this document a “single-family” residence is defined as no more than two people per bedroom.

() I (We) understand that each property is allowed two (2) vehicles and CANNOT be parked on the street at any time. Use driveway, garage, or specified parking spot.

() I (We) have reviewed, understand and agree to abide by the “Curlew Landings Rules and Guidelines” as posted on their website (www.curlewlendings.org)

() I (We) understand that no unit shall be leased or rented for a period of less than ninety (90) days in compliance with the City of Dunedin Zoning Regulations.

() I (We) understand and agree that in the event the Curlew Landings Homeowners Association approves this Tenant Application, it is authorized to act as the owner’s agent, with full power and authority to take whatever action may be required, including eviction, in the event of and/or to prevent violations by the Tenant and/or their Guests.

() Applicants Initials

1. Full Name of Applicant _____ () Single () Married

D.O.B. _____ SS# _____ Driver's License # _____

Telephone (Home) _____ (Cell) _____ Work _____

Employer: _____

Position Held: _____

2. Full Name of Applicant _____ () Single () Married

D.O.B. _____ SS# _____ Driver's License # _____

Telephone (Home) _____ (Cell) _____ Work _____

Employer: _____

Position Held: _____

3. Current Address: _____

Landlord Name: _____ Phone # _____

Evictions? () Yes () No

4. Please state the name, relationship and age of all other persons who will be occupying the property

On a regular basis:

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

Name: _____ Relationship: _____ Age _____

5. List (3) personal references (local if possible):

Name _____ Address: _____

City & State: _____ Zip: _____ Phone: _____

Name _____ Address: _____

City & State: _____ Zip: _____ Phone: _____

Name _____ Address: _____

City & State: _____ Zip: _____ Phone: _____

6. Person to be notified in case of an emergency:

Name: _____ Phone: _____

7. Make of Car: _____ Year: _____ License # _____

Make of Car: _____ Year: _____ License # _____

8. Mailing address for billings and notices connected with this application if other than current address:

Name: _____ Address: _____

() Applicant initials

9. Name of Property Owner: _____ Phone: _____

10. Rental Agent/Company: _____ Phone: _____

11. Have you ever been arrested? () Yes () No If yes, please give details: _____

Applicant Signature Date Applicant Signature Date

() Application Approved () Application Denied

Director's Signature

Attachment Check List:

- () Copy of your Tenant Lease Agreement
- () Copy of Driver's License or Government issued picture ID
- () Please initial each page of your application where indicated

Curlew Landings HOA Rules and Guidelines

Feb 05, 2020

Curlew Landings HOA is governed in accordance with the Declarations, Covenants, Bylaws of the Association. In Accordance with these documents a Board of seven (7) elected members are responsible for ensuring that the financial interests, common areas, rules and regulations are effectively administered and enforced. The Board believes we have one of the nicest communities in the area. When simple rules and guidelines are observed by each resident (members and lessees) we will continue to have a beautiful, neighbor-friendly community. A well maintained community has a positive effect on the value of all of our properties.

The following are summary of the bylaws. The bylaws in its entirety should be read by each homeowner. They are available on the website as well as by contacting curlewlendings@gmail.com.

ARCHITECTUAL IMPROVEMENTS – Any changes made to the common areas of the property or the exterior of a unit must be approved by the Board. These changes include, but are not limited to, additions (where screened porches are located), new windows and doors, porch changes including screens. Forms and other documents related to this can be found at the Curlew Landings Website (www.curlewlendings.org) on the DOCUMENTS page. It is listed as ARC Application Packet (<https://www.curlewlendings.org/documents>).

AUTOMOBILES – Unregistered vehicles are not permitted to be parked in the community. Any such vehicle is subject to towing at the owner's expense. No vehicle should ever be parked on the street. Visitors are to use specified visitor parking areas located around the property. Residents are not permitted to make repairs to automobiles on the property. This includes oil changes and tune-ups.

BICYCLES, BOATS AND JET SKIS – Residents must store all bikes and other recreational vehicles indoors or in garages. No watercraft can be stored on the property at any time.

COMMERCIAL VEHICLES – Commercial vehicles are not permitted to be parked overnight for extended periods of time. If you are having contractor work done on your unit please notify the board if a commercial vehicle will be parked in the community for more than three nights.

NO PARKING ZONES – Vehicles parked in no parking zones shall be towed at the owner's expense.

PETS – Each unit owner may have a maximum of two pets. Pets are not permitted to roam freely in the community AT ANY TIME. It is the pet owner's responsibility to pick up after your own pet IMMEDIATELY.

POOL – *Thank you for following these rules to help everyone enjoy our pool.*

- ◆ Pool hours are 8am-10pm (subject to change).
- ◆ Please keep the gate closed and locked at all times.
- ◆ Children under 16 are to be supervised by an adult at all times at the pool and clubhouse.
- ◆ No glass containers in the pool area AT ALL.
- ◆ Pets are not allowed at the pool.
- ◆ Please use swim diapers for the little ones.
- ◆ No running, diving, or horseplay.
- ◆ Please close and secure the umbrellas prior to leaving the pool. (This helps protect the umbrella and other property if a high wind or storm occurs.) Please dry off prior to entering the clubhouse and bathroom. (Use caution on slippery floors.)

LANDSCAPE – Plantings done by residents are to be approved by the Board prior to actual work. All plantings done by residents are the responsibility of the resident. Before removing any vegetation, a work order must be submitted and approved by the Board prior to removal.

LESSEES (RENTERS) – Unit owners are responsible for the conduct of their lessee or tenants and shall be responsible for their compliance with rules of the Association. All lessees or tenants shall be subject to approval by the Board, prior to the lessee moving in. Please be sure your lessee has a copy of these Rules and Guidelines. **Under no circumstances may a secondary area within a unit be rented out. Only ONE lessee per unit. The unit may only be rented out for a MINIMUM of 90 days.** All lessees must be approved by the board using the RENTAL/TENANT Application on the website (<https://www.curlewindings.org/documents>).

NOISE AND NUISANCE – Noise levels should be kept at a minimum between the hours of 11pm and 8am. No trash should be left on the property except in unit receptacles. No gas or wood fired BBQ's are to be used inside of 1st, 2nd or 3rd story porches. No clothes lines or laundry is to be hung on the outside of any property at any time. No offensive or illegal activities should be conducted in any unit.

TEMPORARY STRUCTURES - No temporary structures such as buildings, tents, pools, shacks, pools, furniture or trailers can be erected or left on the property at any time.

SIGNS – No resident shall post or fix any sign on any portion of the common area nor post a sign on their unit which may be seen from the exterior of the unit. This includes Campaign Signs.

SKATE BOARDING – Skateboarding is not allowed anywhere in on the property. Skateboarding accidents are not covered by HOA insurance policies.

SPEED LIMIT – The speed limit in the community is **10 MPH** . Residents and their guests are expected to observe the speed limit at all times. Please drive safely!

STOP SIGNS – Please observe ALL stop signs in our community.

TERMITE & RODENT TRAPS – Termite and rodent traps shall not be removed or disturbed by anyone at any time. The person removing traps shall be financially and legally responsible.

IN THE EVENT THAT ANY RESTRICTION IS IN VIOLATION, THE BOARD HAS THE RIGHT TO PROCEED VIA LAW OR CIVIL TO COMPEL THE OWNER/LESSEE TO COMPLY.

Additional Important Information –

CLUBHOUSE RENTAL – The Clubhouse is available for rental for meetings or social functions with a prior reservation. The Clubhouse Rental Packet is available on the website (www.curlewindings.org) on the DOCUMENTS page (https://docs.wixstatic.com/ugd/07338f_4a3ee32d10d0410a85e596310fbab041.pdf). Any damages are the responsibility of the unit owner.

COMMUNICATIONS– Community information is available in several locations : 1) The bulletin board located in front of our clubhouse. 2) Our community website www.curlewindings.org 3) Emails and Newsletter- if you are not receiving these and would like to please email curlewindings@gmail.com with your name, email address and Curlew address. 4) Facebook - <https://www.facebook.com/groups/1744443685772447/>

The email for the board is curlewindings@gmail.com We will be sure to help you in any way we can, but, remember this is a volunteer position and it may take a few days for response. The contact information for our property manager is Michael Diorio 727-726-8000 then Dial 0 or Email - MDiorio@ameritechmail.com

Dock Association is a separate entity and can be reached at www.curlewindingsdock.com

VOLUNTEERING at CURLEW LANDINGS – We love volunteer help at Curlew Landings. If you have an idea for a community project you would like to undertake, please check with the board first! You can bring your idea to a board meeting. Check www.curlewindings.com for meeting time and date.

MAINTENANCE FEES –Checks should be sent to :

AMERI-TECH Property Management, Inc.
24701 US Highway 19 N. Suite 102
Clearwater, FL 33763

Strict policies will be enforced for delinquent fees or assessments.

WORK ORDERS – Work order forms are found on the Curlew Landings website (www.curlewindings.org) at this link : <https://www.curlewindings.org/work-order-form> Please be as specific as possible. Photos or attachments can be sent to property manager, Michael Diorio: mdiorio@ameritechmail.com
If you find a broken pipe or sprinkler, please mark the location by some safe method to help the maintenance person find and repair.

CLUBHOUSE RULES – Residents are encouraged to use the clubhouse responsibly. When you leave please make sure A/C or heat is turned off and the front door is properly locked. Party's should be approved by above Club House application.

This document is not meant to be all inclusive. The Declaration of Covenants, Conditions and Restrictions of Curlew Landings provide detailed information concerning all aspects of the community. They are available online at the Curlew Landings website (www.curlewindings.org) on the DOCUMENTS page - <https://www.curlewindings.org/documents>