

*Pelican Landing Condominium Association of
Charlotte County, Inc.*

RENTAL/LEASE APPLICATION FORM

Date: _____

Board of Directors
Pelican Landing

NOTE: Lease of a Condominium unit shall not be for less than 30 consecutive days, nor for more than (1) year. This application is waived for immediate family members defined as grandparents, parents, children, grandchildren and siblings of owners.

The undersigned owner of Unit # _____ requests approval of the Board of Directors to rent/lease or allow occupation of said unit to:

Name(s): _____

Address: _____ E-mail _____

Rental/Lease period from: _____ to: _____

Telephone Number: _____

Renter/Lessee, and Owner understand and agree that the unit will be occupied as a single household dwelling consisting of not more than six (6) persons.

The family which will occupy the unit will consist of the following persons:

- | 1. (Lessee) _____ | Relationship to Lessee: |
|-------------------|-------------------------|
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |
| 6. _____ | _____ |

Name of Agent involved and their company: _____

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Owner further agrees to abide by Rules and Regulations in the Declaration of Condominium and guarantees their tenant's compliance with the Rules and Regulations which are attached. Renter/Lessee affirms that they have read the Rules and Regulations and agree to comply. Owner and Renter/Lessee understand and agree that non-compliance will be grounds for immediate eviction by the Board of Directors.

Owner's Signature

Renter/Lessee Signature

Approval by the Board of Directors is required prior to signing a rental/lease agreement, and the applicant may be requested to meet with the Board of Directors before such approval is considered. The Board will make its decision within fourteen (14) days from receipt of this application.

This package includes the rental/Lease application and the rules and regulations. All 4 (four) pages must be completed prior to occupancy and returned for approval, before parking passes will be issued.

Return to: Allapplications c/o Sunstate Management Group
P.O. Box 18809
Sarasota, FL 34276
Tel: 941.870.4920 / Fax: 941.870.9652
allapplications@sunstatemanagement.com

Board of Directors Action: Approved _____ Disapproved _____

Date: _____

Signing for the Board of Directors: _____

Application Number _____ Title: _____

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Prospective Tenants Must Initial Each Rule Signifying Agreement and Understanding
(See below)

<u>Item</u>	<u>Description</u>
<u>1.</u>	No more than six (6) people shall live in a unit.
<u>2.</u>	Children under 16 may only use common elements when accompanied by an adult.
<u>3.</u>	Renters/tenants and their guests are not allowed to have pets on Pelican Landing property.
<u>4.</u>	Smoking or use of tobacco products of any kind (cigars, cigarettes, vapes, snuff, etc.) is prohibited in the clubhouse and on all paver decks, including the pool area.
<u>5.</u>	All walkways, parking areas, common doors, and elevators must remain unobstructed. <ul style="list-style-type: none">• Clothing, towels, or other items cannot be hung on railings.• Shoes, beach toys, beach chairs or fishing gear cannot be left outside on the walkways.
<u>6.</u>	Bicycle riding and skating are allowed for ingress and egress only. No carts or remote-controlled toys are allowed on the common elements. (Grocery carts excepted)
<u>7.</u>	Personal items will be kept in the control of their owners and will be removed by them when they leave the common areas. Examples are towels, shoes, clothing, books, electronics, and coolers. Management reserves the right to remove any such items as well as any unusable or rusty items in the storage rooms under B and E buildings.
<u>8.</u>	There is a garbage room in each building. Please read and follow the instructions posted there. This includes breaking down all cardboard boxes, leaving recyclables in recycle bins loosely – <u>not in plastic bags</u> , bagging trash securely to control pests and odors and closing the trash bins securely.
<u>9.</u>	No awnings, window air conditioners, antennas, clotheslines or other objects shall be installed on or attached to any buildings. Views shall not be obstructed in any manner and common elements are to be free and clear at all times.
<u>10.</u>	All overnight vehicles MUST have an owner's sticker, temporary pass, or visitors pass easily visible.
<u>11.</u>	Vendors, workers or day visitors must have the unit number and the name of the host displayed on paper on the dashboard of the vehicle. These vehicles MUST be parked in the visitors' parking spaces marked with green lines and signs.
<u>12.</u>	Resident's commercially used pick-ups and SUVs are not allowed.
<u>13.</u>	As with the on-demand water heaters it is doubtful that electric grid is capable of charging electric cars safely. No additional electric car charging is allowed until this has been researched.
<u>14.</u>	No repair work on boats or vehicles is permitted on the premises.
<u>15.</u>	All boats must be registered with the Boat Committee on arrival. The boat must be owned by a Pelican Landing owner or tenant. When all boat slips are occupied, a two-week rotation will begin ensuring a minimum of two weeks per unit on each rotation. Boat size is limited to 22 feet in length.
<u>16.</u>	There are five (5) dedicated spaces for boats and/or trailers on the north side of Building E. Boat trailers must be for boats of owners and tenants currently using docks premises. A 48-hour transition period is allowed. Boats and/or trailers may not be parked elsewhere on the premises.
<u>17.</u>	There is a dedicated rack under Building F for canoes, kayaks, paddleboards, sailfins and paddles. These must be registered on arrival and have the permits displayed on them. Rules and regulations will be given with permits and are also posted in the clubhouse.

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- 18. Charging boat batteries using the electrical outlets on the dock is prohibited. No extension cord of any kind should cross the deck/dock area.
- 19. Boat tie-up is prohibited at all portions of the bulkhead, i.e., seawall, at any time.
- 20. The clubhouse can be used for private events by residents. A reservation must be made in advance with the social committee on a first come first served basis. The clubhouse must be left in the same condition as found including supplies. A \$100 deposit is collected when the reservation is made and refunded after an inspection after the event. The management company or Board of Directors has the right to refuse this use if the event may cause a disturbance or annoyance to other residents. The management company will assess the host for all damage, cleaning and supplies in excess of the deposit.
- 21. All clubhouse activities will conclude on or before 11 pm.
- 22. No alcoholic beverages will be served to or consumed by minors in any common areas.
- 23. All equipment in the clubhouse must remain there unless permission is granted by a person on the contact list posted in the clubhouse. The defibrillator is the exception.
- 24. Elevator use is for transportation of persons and their possessions. Deliveries and movers must use appropriate padding to protect the elevators pathways. Damage must be immediately reported to the management company. The unit owner will correct any such damage at their own expense.
- 25. Residents using electronic equipment will keep the volume at a level that will not interfere with and/or disturb other residents. The volume will be decreased upon request.
- 26. Personal possessions stored on the premises will be marked with the owner's name and unit number. This includes bikes in bike racks and beach chairs in B building storage area.
- 27. Rules are posted at the Chuck Mallek tennis court/pickleball court. Shirts and proper attire is required. Shoes must not mark the court.
- 28. Rules are posted for the Jacuzzi and pool in the pool area. Sand must be removed before entering the pool area.
- 29. Propane and barbeque grills are provided for each building. These are to be cleaned by the person intending to use them. Write a work order for replacing the tanks before they run out. Private charcoal grills are **NOT allowed.**
- 30. Personal advertising is allowed on the Pelican Landing Social Website and the dedicated board in the clubhouse. There shall be NO advertising on the building bulletin boards.
- 31. Pelican Landing Association, Inc. assumes no responsibility for damage or theft of any personal possessions parked or stored in or on the common elements including the pool, courts, clubhouse, or dock areas.

As members of the Pelican Landing community, we all have the responsibility to be vigilant for violations of these rules. All residents are expected to report violations to the management company (Sunstate Management Group, Inc. at 941-870-4920). Consequences including warnings, fines and evictions are in place.

Date: 9/29/2024

To: Rental Agencies and Potential Tenants

From: Pelican Landing, Manasota Key

Subj: Conditions of Pelican Landing, Manasota Key

Due to the effects of Hurricane Helene, here are the current conditions at Pelican Landing. *

For rental agencies: Please attach this to any rental applications you might send to tenants.*

- There is 3 feet of sand on our gulf side property, blocking parking.
- No air conditioning in any units
- The pool and spa are closed and filled with sand
- The clubhouse and docks are closed and unusable
- The beach area may have debris
- The elevators are not working
- There will be a lot of construction equipment on site during repair and cleanup
- There will be multiple hazards on site that we are working to clean up and repair

We are striving to restore our property to be in even better condition than pre-hurricane status. We feel that within 60 – 90 days (pending permitting, insurance and contractor issues), we will see marked improvement toward restoring our community to its premium status.

Note:

*Use at your own risk and a release of any and all claims against the Pelican Landing Owners, Board of Directors or our management company Sunstate, as you have been notified of the situation and those risks