

HUNTERS GROVE HOMEOWNERS ASSOCIATION, INC.

A Deed Restricted Community

HOA RENTAL REGISTRATION/APPROVAL FORM INSTRUCTIONS

All pages of this application must be completed in detail by the applicant(s).

- o If any question is not answered or left blank, this application may be returned, which will result in a delay in approval.
- o A copy of the signed lease must be attached to this completed application.
- o All leases will be for a term of not less than 12 months, there shall be no subleases. All leases must be for a single family residence.
- o A legible copy of driver license for all persons 18 years and older must be attached.
- o All applicants over 18 will have a national background check performed
- o A non-refundable processing fee of \$100.00 must accompany the application. An additional \$50 is required for processing additional background checks on persons over 18 after the initial 2. No personal checks accepted.
- o Application must be signed and dated by the Applicant(s).
- o Please return completed application to:

Ameri-Tech Community Management, Inc.
24701 US Highway 19 N, Suite 102
Clearwater FL 33763
ckelly@ameritechmail.com
- o ALLOW 5 - 7 BUSINESS DAYS FOR PROCESSING
- o A \$50.00 additional fee can be attached for a rush application

It is responsibility of each Unit Owner to comply with the Association leasing procedures and to submit a rental application for approval.

Unit Owners and Tenants who do not comply with the rules and regulations of the Association will be subject to penalties and initiation of legal proceedings.

Applicant agrees to obtain from unit owner a copy of the Declarations of Covenants and Community Standards as well as Adheres and Amendments to them.

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HOA RENTAL REGISTRATION/APPROVAL FORM

Rental Unit Address _____

Name of current owner(s) _____

Permanent address of owner(s) _____

Owners Phone _____ Cell _____

Work Phone _____ E-mail _____

Applicants Name _____

SS# _____ DOB _____ Age _____

Applicants address _____

Phone _____ Cell _____

E-mail _____

EMPLOYEE INFORMATION

Company Name _____ Telephone _____

Co-applicant's Name _____

SS# _____ DOB _____ Age _____

Applicants address _____

Phone _____ Cell _____

E-mail _____

EMPLOYER INFORMATION

Company Name _____ Telephone _____

RENTAL APPLICATION – LEASE TERM _____ TO _____
Start Date End Date

PLEASE LIST ALL OCCUPANTS (ADULTS AND CHILDREN WHO WILL RESIDE AT THE RESIDENCE IF APPROVED)

Name	Relationship to Applicant	Date of Birth
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

VEHICLE INFORMATION – no commercial vehicles are allowed as per Amended Article V, Section 21

_____	_____	_____	_____	_____	_____
Make	Model	Year	Color	Tag	State
_____	_____	_____	_____	_____	_____
Make	Model	Year	Color	Tag	State
_____	_____	_____	_____	_____	_____
Make	Model	Year	Color	Tag	State
_____	_____	_____	_____	_____	_____
Make	Model	Year	Color	Tag	State

Amended Article V, Section 21:

No truck or commercial vehicle (except police or other governmental automobiles), mobile homes, motor homes, house trailer, utility trailer, camper, boat, boat trailer or other recreational vehicle or equipment, horse trailer, bus, passenger vehicle without current registration, van (other than a passenger van) or the like shall be permitted to be parked or to be stored at any place on any portion of a property unless stored in the garage or in the rear of each lot under shelter approved by the Hunters Grove Homeowners' Association, Inc. For the purpose of this rule, the following definition shall apply:

- (a) "Truck" means a vehicle with any sort of weight capacity, which has a compartment or bed for carrying cargo as opposed to passengers. Regardless if such vehicle has a cover or "topper" for the cargo carrying area, it shall be deemed to be a truck. "Pick-up trucks" with cargo capacity of one and one (1 ½) ton or less shall be permitted on the property.
- (b) "Commercial Vehicle" means any vehicle which from viewing the exterior of the vehicle or any portion thereof shows any commercial markings, signs, displays, or otherwise indicate commercial use. Commercial vehicles shall not include regular passenger automobiles or permitted pick up trucks that have commercial markings, signs or logos, if used for transportation to and from work.

This provision shall not apply to temporary parking of trucks and commercial vehicles used for pick up, delivery, repair and maintenance of a lot.

PET INFORMATION

Pet type _____ Breed _____ Weight _____ Name _____

Pet type _____ Breed _____ Weight _____ Name _____

Please provide picture of pet(s) and pet records from veterinarian.

PREVIOUS ADDRESSES AND REFERENCES

Name _____

Contact Phone Number _____ E-mail _____

Address _____

Time period lived there _____ to _____ Own or Rent

Reason for leaving _____

Name _____

Contact Phone Number _____ E-mail _____

Address _____

Time period lived there _____ to _____ Own or Rent

Reason for leaving _____

Name _____

Contact Phone Number _____ E-mail _____

Address _____

Time period lived there _____ to _____ Own or Rent

Reason for leaving _____

NOTICE TO PAY RENT DIRECTLY TO ASSOCIATION

Pursuant to the new Senate Bill effective July 1, 2010 the “ Association” is afforded the ability to collect monetary obligations/assessments related to delinquent unit(s) until your tenancy is discontinued on this unit.

Florida Statute 720.3085(8) states:

“ If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the future monetary obligations related to the parcel. The demand is continuing in nature, and upon demand, the tenant must continue to pay the monetary obligations until the association releases the tenant or the tenant discontinues tenancy in the parcel. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the parcel owner.”

Should your landlord become delinquent during your tenancy you will be required to pay the Association the future monetary obligations related to the parcel on a monthly basis until the amount is arrears is paid. The Association’s attorney will provide such written demand.

If this amount is less than the amount you are obligated to pay for rent, you must pay the difference to your landlord. In the event this monthly amount increases, you will receive additional written notice from the Association. If you have prepaid your rent to the landlord, you must provide written evidence of your pre-paid rents to the Association within 14 days after receiving this notice.

The new Florida law provides that the Association has the right to evict you from the parcel for failure to pay the above-referenced monetary obligations to the Association,

The undersigned hereby acknowledges all the governing documents of the Association and the Rules and Regulation and State Statutes supersede and take precedence over landlord and management lease agreements.

Lessee Signature

Date

Lessee signature

Date

Lesser Signature

Date

Lesser Signature

Date

Acknowledgement of Association Declarations of Covenants and Community Standards

I / We, _____, _____, understand and received all the rules and regulations of the association and agree to follow and adhere to them. I understand that if I do not I am subject to fines, violations, possible eviction and legal action against me for failing to comply with the Association Declarations of Covenants and Community Standards.

Signature: _____ Signature: _____

Signature: _____ Signature: _____

Date: _____