



NEW OWNER(S) PACKET CHECKLIST

Please include this check list with completed package.

- _____ Copy of Warranty Deed.
- _____ Initialed and executed Pet Rules and Restrictions.
- _____ Vehicle Registration Form. Copy of vehicle registrations must be presented.
- _____ Owner and Tenant Contact Information.
- _____ Amenity Access Registration
- _____ HOA Payment Options
- _____ Key Release
- _____ Acknowledgement of Receipt of Rules and Regulations.
- _____ Fee for new entry device(s) @ \$_____ each.
Check in the amount of \$ _____
- _____ Rental Application Packet (if new owner is leasing unit, or if unit is purchased subject to a lease, please obtain a Rental Application Packet from Management Office).

Should you have any questions, please contact the onsite Management Office.

Summer House Condominium
Management Office
700 Ocean Place
Ponte Vedra Beach, Florida 32082
www.mysummerhousedream.com (Website)
shresident1@hotmail.com (Email)
904-285-4200 (Office)
904-273-2552 (Fax)

PET RULES AND RESTRICTIONS
at SUMMER HOUSE CONDOMINIUM

I hereby acknowledge and agree my understanding of the following rules and restrictions at Summer House Condominium:

- _____ No more than two (2) pets (to be limited to domesticated dogs or cats, or one of each) may be kept in a Unit by a Unit Owner at any time. Any pet permitted shall only be allowed remain in the Unit if such pet is permitted to be so kept by applicable laws and regulations and is not left unattended on balconies and/or any other portions of the Condominium Property.

- _____ No potbellied pigs, exotic animals of any kind, including snakes, no pit bull dogs, Rottweiler, Doberman pinchers, or any other animals determined in the Board's sole discretion to be dangerous may be brought onto or kept on the Condominium at any time by the resident of the subject unit, or its invitees. Any pet which, in the Board's sole discretion, presents an immediate danger to the health, safety or property of the community may be removed by the Board without prior notice to the pet's owner.

- _____ Neither the Board of Directors nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing, and any occupant of a unit committing such a violation shall fully indemnify and hold harmless the Board of Directors, each Unit Owner and the Association in such regard.

- _____ All Owners must pick up all solid waste of their pets and dispose of such wastes appropriately. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit.

- _____ Any landscaping or other damage to the Common Elements caused by a resident's pet must be promptly repaired by the Unit Owner and/or the resident of record. The Association retains the right to effect said repairs and charge the Unit Owner therefore.

- _____ Pets shall only be walked or taken upon those portions of the Common Elements designated by the Association, if any, from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities contained within the Condominium (Pool, pool area, Clubhouse, Fitness Center, Tennis Courts, Common Area Facilities).

- _____ In addition to all other rights and remedies of the Association in the Condominium Documents, a Violation of the provisions of this subsection shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the By-Laws and any applicable rules and regulations) and /or to require any pet to be permanently removed from the Condominium Property.

- _____ Fish or caged domestic (household type) birds may be kept in the Units subject to the provisions hereof, but may not be kept in the balconies or in any of the Common Elements.

Signed: _____ Date: _____



Vehicle Registration

Date Issued: _____

Unit No: _____

Owner: _____ Home Phone _____

Address _____ Cell Phone _____

Non-Resident Emergency Contact Person _____

Emergency # _____

VEHICLE INFORMATION

Year	Make/Model	Color	Tag Number Expiration Date	*Decal #
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

* Issued by Management

**Proof of Residence is required on file before decals are issued.
The parking decal must be affixed to the lower left corner
of the rear window.
No other location is permissible.**

Signature _____

By accepting this Parking pass the applicant agrees to follow all rules and regulations contained in the Association's Declaration of the Condominium.

In order to receive a decal the following items are necessary.

1. Vehicle Registration Form must be completed and all other required documentation (such as current lease, proof of ownership) must be on file.
2. Proper Identification, proof of insurance, current registration and proof of residence.
3. Vehicle must be operational and tag current.



Owner and Tenant Contact Information

UNIT NO: _____ **Date:** _____

Owner(s) Name: _____

Mailing Address: _____

Owner(s) Contact Information:
Home: _____ **Cell:** _____
Work: _____

Other Emergency Contact: _____
(This information is valuable in case of an emergency in the unit, please print name and contact information of a local friend, relative, neighbor, property manager, etc.)

Owner's Email: _____
(may list more than one email address for each owner)

OCCUPANCY (only mark one with an "x")
STATUS: Owner Occupied Second Home / Vacation
 Unit is Leased Unit is Vacant

.....
If Unit is leased, please complete below:

Name of Adult Tenant on lease: _____

Phone Nos: _____ **Alt.:** _____
Email: _____

Name of Adult Tenant on lease: _____

Phone Nos: _____ **Alt.:** _____
Email: _____

Emergency Contact: _____



Assessment Payment Options



FirstService
RESIDENTIAL

Dear Owner:

Welcome to the FirstService Residential family! As the leading residential property management company in the country, we are excited to serve you and bring you the exceptional service and property management solutions we have been known for – for almost 30 years.

As part of this transition, your account has a 14-digit account number. Please keep a record of this account number as it will be very helpful to you, particularly should you need to call our 24-hour Customer Care Center for assistance.

. With just a few clicks, you can communicate with your property manager, board members and neighbors, access community forms and documents, pay association fees, and so much more.

Connect to www.mysummerhousedream.com
to view financials, meeting minutes, or view owner resources. You may also email
the management team or submit a work order request.

Your FirstService Residential Connect™ Resident Portal is just another way that FirstService Residential makes a difference, every day, in the communities we manage.

How to Register for Your New Resident Portal

Step 1: Log onto <https://SummerHouseinOldPonteVedra.connectresident.com>

Step 2: Click **Resident Access** and select the option to **Register**

Step 3: You may register with both your mobile phone number and email address

The Resident Portal is being provided in addition to your current community site, www.mysummerhousedream.com. If you need assistance registering your FirstService Residential Connect™ Resident Portal, please contact our Customer Care Center at 1.866.378.1099, 24 hours a day, 7 days a week.

Making payments is easy!

- Pay online through ClickPay by visiting your FirstService Residential Connect™ Resident Portal or visit www.fsresidential.com. Click on “Make A Payment”.
- Pay over the phone by calling 1.888.354.0135 and pressing Option 1. You will be connected with a ClickPay Resident Support Specialist.
- While we recommend electronic payments, you may pay by check using your payment coupon.

Important:

If you prefer to use your personal bill payment service through your bank, be sure to update your account number and the mailing address to:

**Summer House In Old Ponte Vedra Condominium
P.O. Box 30348
Tampa, FL 33630-3348**

If you have any questions, please speak to your community association manager or contact our Customer Care Center at 1.866.378.1099. Multi-lingual specialists are available 24 hours a day, 7 days a week.

Again, welcome to the FirstService Residential family!

Sincerely,

Your Management Team

Shannon Kolacz
Community Association Manager
Shannon.Kolacz@fsresidential.com

Stacy Hudgens
Assistant Community Manager
Stacy.Hudgens@fsresidential.com



AMENITY ACCESS REGISTRATION

Entry devices are not transferable without an updated Amenity Access Registration form on file. Devices without updated registration on file are subject to deactivation and a reprogramming fee.

Access Cards - \$25.00 each

Resident Information

Unit #: _____

Name: _____

Phone#: _____

This unit is (check one): [] owner occupied [] renter occupied [] unoccupied

If unit is renter occupied: (must have completed Tenant package and provided a copy of lease).

Lease Term From: _____ To: _____

Rental Agent: _____

Rental Agent Phone #: _____

Devices

Device 1: _____ Person Using Device: _____

Device 2: _____ Person Using Device: _____

Device 3: _____ Person Using Device: _____

Device 4: _____ Person Using Device: _____

I understand that I am being issued an entrance device that it is to be used only by me. Any misuse of this entrance device, as evidenced by personal observation, surveillance cameras and/or gate access activity reports is considered a violation of the provisions of the Declaration of Covenants, Conditions & Regulations, By-Laws and Rules and Regulations of Summer House Condominium. At the time of purchase of this unit, I reviewed and agreed to abide by the provisions of these documents, and I am aware that that failure to do so may result in suspension of access to the property and additional penalties for non-compliance, including fines, as provided in the governing documents.

I have been made aware that all entrance devices to this unit will be deactivated upon the sale of my property / termination of my lease.

Signed: _____ Date: _____

Signed: _____ Date: _____



KEY RELEASE

UNIT NO: _____

DATE: _____

Owner(s) Name: _____

I hereby acknowledge that Summer House in Old Ponte Vedra Condominium Association, Inc. (the “Association”) requires that a key to the subject unit be provided for purposes of any emergencies that may develop.

I fully understand that the Association, or its employees, or agents, are in no way responsible for damages or theft to my condominium unit or my belongings. I further agree that in the event of a key loss/damage or lock damage, I will be responsible for changing and/or replacing the lock, if desired (all costs associated therewith will be the responsibility of the owner/tenant), and a copy of the new key must be provided to the Association.

During an emergency, the Association will diligently contact owner/tenant prior to entrance but in no way is obligated to do so if it determines that time is of the essence in order to protect the Association’s property or that of any members whose unit may be damaged as a result of this unit.

Owner

Date

Owner

Date



Acknowledgement of Receipt of Rules and Regulations of Summer House Condominium

I have received a copy and have familiarized myself with the Declaration of Covenants, Conditions & Regulations, By-Laws and Rules and Regulations of Summer House in Old Ponte Vedra Condominium with special attention to Section XVI – Use and Occupancy Restrictions.

I understand that all residents, as well as guests, must comply with these governing documents and that failure to do may result in sanctions up to and including eviction.

With the exception of emergency situations resulting from common areas, I understand that all requests for repair or service to my unit are the responsibility of the Owner and not the Association. I hereby understand that I am responsible for all keys (entrance keys, access cards, remotes, and/or mailbox keys) and a fee will be incurred for the replacement of such keys. Owner further acknowledges that he/she will be responsible for any lockouts from their unit and shall call a locksmith at their expense.

I understand, in particular, that I will be subject to a fine if I leave trash outside my unit or dispose of inappropriate items in the compactor, obstruct fire equipment or leave firewood outside, place any items other than outdoor furniture at any visible location on my porch or entrance landing (including towels, shoes, coolers and sports equipment) or park any vehicle on grass.

Print Name (s)

Signature: _____

Unit #: _____ Date: _____

SUMMER HOUSE AT OLD PONTE VEDRA CONDOMINIUM ASSN.
Assumption of the Risk and Waiver of
Liability Relating to Coronavirus/COVID-19

The novel coronavirus, COVID-19, has been declared a worldwide pandemic by the World Health Organization. COVID-19 is contagious and is believed to spread mainly from person-to-person contact. As a result, federal, state, and local governments and federal and state health agencies recommend social distancing and have, in many locations, prohibited the congregation of groups of people.

Summer House Condominium Association, Inc. (“the Association”) cannot **guarantee** that you will not become infected with COVID-19.

By signing this agreement, I acknowledge the contagious nature of COVID-19 and voluntarily assume the risk that I may be exposed to or infected by COVID-19 by using the Association’s common areas, including but not limited to the pool, outdoor kitchen, tennis, and basketball courts, billiard room, fitness center, theater, and community clubhouse, and that such exposure or infection may result in personal injury, illness, permanent disability, and death.

I voluntarily agree to assume the foregoing risks and accept sole responsibility for any injury to myself. On my behalf, and on behalf of my children, I hereby release, covenant not to sue, discharge, and hold harmless the Association, its employees, agents, and representatives, of and from all liabilities, claims, actions, damages, costs or expenses of any kind arising out of or relating thereto. I will abide by all rules and regulations for the use of the common areas and all amenities.

I understand that access to the fitness center is granted only by agreeing to the following rules:

- Access to the fitness center will be via an amenity card assigned to me.
- No more than 6 people may be in the fitness center at one time. If I enter the fitness center and 6 people are already using the facility, I will immediately exit and wait for a vacancy.
- While using the fitness center, I will abide by social distance regulations and agree to stay at least 6’ from others.
- I agree to use the provided gym wipes and cleaning solutions to wipe down any surfaces I have had contact with.
- I agree not to loan my key card to anyone and to report it to the office immediately if it is lost or stolen.
- I agree not to allow others from accessing the fitness center by following me in or by using my card.
- I understand that only registered residents of Summer House are permitted in the

fitness center. Guests, non-resident family members, and invitees are not permitted in the fitness center at any time. In addition, no residents under the age of 16 will have access to the fitness center.

- I will not use any equipment marked “NOT AVAILABLE” or remove any signage placed by the Association for any purpose or reason.
- I understand the fitness center will be closed during designated times throughout the day to allow staff access for disinfecting which may include fogging.
- I understand that water fountains are closed and that I am to bring water for my personal use.
- I am aware that the fitness center is under 24 hour video surveillance, and video footage will be used to ensure compliance. In the event that I have not complied with any of the rules within this waiver or the condominium documents, rules and regulations, a monetary fine may be imposed against the owner of the unit I reside in and my amenity privileges may be revoked.
- Masks are encouraged while using the fitness center.

Signature of Resident

Date

Print Name of Resident

Unit Number

Summer House in Old Ponte Vedra Condominium Association, Inc
700 Ocean Place
Ponte Vedra Beach Fl 32082

APPLICATION AND REVIEW FORM
FOR ARCHITECTURAL IMPROVEMENT OR EXTERIOR CHANGE

Name: _____ Home Phone: _____ Work Phone: _____

Email Address: _____

Unit#: _____

Owner mailing address if other than Unit:

Nature of Improvement:

Color and Construction Material:

A detailed drawing of all improvements must be attached to the application to show location and dimensions. For flooring replacement requests, please be sure to include a photo of the current flooring and photos and documentation of the requested replacement flooring.

Contractor: _____
Planned Start Date: _____ Completion Date: _____

I understand I must receive the written approval from the Association Architectural Review Committee **before the commencement of any work.** I have read, understand and agree to be bound by the Hold Harmless Acknowledgement and the Other Conditions on page 2 of this application form.

Signature of Homeowner _____
(This form must be signed here and on page 2 to be considered.)

Date Submitted _____

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Architectural Review Committee (ARC) Action

- _____ Approved as submitted.
- _____ Approved subject to: See page 2 of application.
- _____ Disapproved: See page 2 of application.

Architectural Review Chairman Signature:

Print Name: _____ Date: _____

This work must be completed by _____ or the approval shall be deemed withdrawn and you must reapply for permission to do the work.

Final Inspection Signature: _____ Date: _____

Summer House in Old Ponte Vedra Condominium Association, Inc.
APPLICATION AND REVIEW FORM
FOR ARCHITECTURAL IMPROVEMENT OR EXTERIOR CHANGE
HOLD HARMLESS ACKNOWLEDGEMENT

There shall be no liability on the Board of Directors, the Architectural Review Committee (hereinafter referred to as the ARC), the Management Company, nor any authorized committee representative of the Association for any loss, damage or injury arising out of, or in any way connected with, the performance of the duties of the ARC.

I agree to hold harmless the Board of Directors and/or Architectural Review Committee in their review of any matter submitted to such Committee. Neither the ARC nor the Board of Directors is responsible for passing on safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall any such Committee's approval of an improvement of property be deemed approval of such matters.

OTHER CONDITIONS

1. I will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the improvement until I have obtained all required approvals and permits. Approval of the improvement or change by the Association DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.

2. I will be responsible for future maintenance and repairs of the improvement or change. The Association will NOT maintain the improvement or change, nor will the Association be responsible for repairing any damage to the improvement or change, nor any damage caused as a result of the improvement or change. In the event the construction of the requested improvement or change causes damage to any other property within the community, I will bear the full responsibility for that damage.

3. I will be responsible for immediate, proper disposal of any/all trash, debris, material, etc. generated as a result of the work. Use of Association trash receptacles is prohibited.

4. All applications, denied or approved, are further subject to the Association governing documents: Declaration of Covenants, Conditions and Restrictions, By-Laws and Articles of Incorporation. Any improvement which, although mistakenly approved by the Board of Directors and/or ARC, is in contravention of a provision of the Declaration, Rules and Regulations or any governmental code, regulation, statute or ordinance is deemed denied regardless of the consent previously given and such consent shall not be a waiver of the Association's right to enforce said covenant, rule or regulation as if the request for the improvement had been denied.

5. I must contact the Association for a final inspection when the improvement or change is complete and I authorize entry onto my property for exterior inspection. Failure to notify the ARC or refusal to allow inspection shall result in the withdrawal of the ARC's approval of my request.

6. I will be responsible for the Association's reasonable attorney fees and costs related to my failure to obtain approval or to properly complete the improvement regardless of whether my request or application is later approved.

7. The Association may request additional information relating to my improvement prior to approving this request and/or prior to the completion of

the improvement and I will immediately comply with any such request(s). Failure to comply shall result in the withdrawal of the ARC approval, if previously granted, and waiver of any time limits imposed upon the Association.

8. If the improvement as built or completed does not conform to the improvement as approved by the ARC, upon written request of the ARC, I will at my own expense and cost, promptly restore the property to substantially the same condition as existed prior to commencement of the improvement.

Signature of Homeowner

Date submitted

(This application must be signed here and on page 1 to be considered.)

APPLICATION APPROVED SUBJECT

TO: _____

APPLICATION DISAPPROVED FOR THE FOLLOWING

REASONS: _____

