



NEW RENTER(S) PACKET CHECKLIST

Please include this check list with completed package.

- _____ Copy of Lease. *Must be nine (9) months or longer per Declaration*
- _____ Completed and Signed Tenant Application
- _____ Rental Registration Fee-\$50 via check/money order Payable to Summer House
- _____ Vehicle Registration Form. Copy of vehicle registration must be presented
- _____ Owner and Tenant Contact Information
- _____ Amenity Access Registration
- _____ Key Release
- _____ Acknowledgement of Receipt of Rules and Regulations
- _____ Fee for new entry device(s) \$_____ each
Check in the amount of \$ _____

How may we contact you when your Rental Packet is approved?

Contact Name: _____ Phone: _____

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)



Tenant Registration Guidelines

All Tenants must register with the Summer House in Old Ponte Vedra Condominium Association **prior to move in**. Please complete all applicable sections of this Tenant Package and return to the onsite Management Office. Tenant packages must be submitted to the Association, **PRIOR** to Renter taking possession of property, for approval. The completed Renter packet should be accompanied by a copy of the executed lease agreement and a processing fee of \$50.00 payable to Summer House Condominium Association, Inc.

LEASING. The board shall have the power to make enforce reasonable rules and regulations regarding leasing of Units (provided that, any changes to the leasing provisions of Sections XVI(G)(2)(i) and XVI(G)(2)(ii) shall require an amendment to the Declaration in accordance with Article VI of this Declaration) and to levy fines in accordance with the Declaration and Bylaws in order to enforce the provisions of this Section and of the rules and/or regulations issued pursuant to this section. "Leasing," for the purposes of this Declaration, is defined as regular, exclusive occupancy of a Unit by any person other than the Owner. For purposes hereof, occupancy by a roommate of an Owner who occupies the Unit shall be governed by the following provisions:

Notice. At least seven (7) days prior to entering into the lease of a residential Unit, the Owner shall provide the Board with a copy of the proposed lease agreement. The board shall approve or disapprove the form of said lease. In the event the lease is disapproved, the Board shall notify the Owner of the requisite action to be taken in order to bring the lease into compliance with the Declaration and any rules and regulations adopted pursuant thereto.

General. A Residential Unit may not be leased to an individual who is less than twenty-one (21) years old. Residential may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval. All leases shall be in writing and in a form approved by the Board prior to the effective date of the lease. The Board may maintain and, upon request, provide a form which is deemed acceptable. There shall be no subleasing of Residential units or assignment of leases without prior Board approval. All leases must be for an initial term of not less than nine (9) months, except with written Board approval, which shall not be unreasonably withheld in cases of hardship. Within ten (10) days after executing a lease agreement for the lease of a Residential unit, the Owner shall provide the board with a copy of the lease the name of the lessee and all other people that will be occupying the Residential Unit. The Owner must provide the lessee copies of the Declaration, Bylaws, and the Rules and Regulations. Nothing herein shall be construed as giving the Association the right to approve or disapprove a proposed lease; provided that, such approval or disapproval by the Board shall be given within seven (7) after the Board's receipt of the proposed lease and; provided that, such approval or disapproval by the Board shall be given within seven (7) days after the Board's receipt of the proposed lease and; provided further, that in the event that the board does not give its approval or disapproval in a timely fashion, such lease shall be deemed approved. Notwithstanding the above, this subparagraph shall not apply to the leasing of Units owned by the Association or to the leasing of the Non Residential Unit.

The Association reserves the right to disapprove a lease if the Owner is delinquent in their payment of the monthly assessments due to the Association. All new proposed Tenants, Property Managers/ Realtors must confirm this prior to leasing a unit at Summer House Condominiums. Any move ins without obtaining the approval at the Summer House Management Office will be considered unauthorized residents at Summer House and may be subject to eviction.

All Tenant packages must be delivered to the onsite Management Office at:

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

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

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Renter's Information Below

Name of Adult Tenant on lease: _____

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

Name of Adult Tenant on lease: _____

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

Emergency Contact: _____



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:** _____

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.

Signed

Date

Signed

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 so 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