

Laguna of Vero Beach Condominium Association, Inc.
C/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
772-569-9853

Application for Lease

Condominium Bldg. /Unit _____

The application form, fully completed with all attachments, along with an executed copy of the lease agreement, a common area security deposit of one month's rent up to \$1,000 and a non-refundable application fee of \$100.00 payable to Laguna of Vero Beach Condominium Association by the owner or rental agent and **not by the tenant** must be received by the Association not less than fifteen (15) days prior to the first day of rental (Weekend, Holidays, and day of receipt excluded). Before any application for the Lease of a unit can be approved, the prospective lessees 14 years old and older must attend the "New Resident Meeting".

Application for Lease can be for minimum of one (1) month but a maximum of two (2) leases per year will be approved. Laguna will accept a properly executed multi year lease or a 12 month lease agreement with the option to renew and all leases must have a start and end date. Rentals of less than six (6) months are required to pay a Florida State Sale Tax which is the responsibility of the unit owner.

This is an application to Lease. Lease beginning period: _____ Lease end date: _____

Owner of the unit: _____ Telephone #: _____ Email address: _____

Real Estate Agent: _____ Telephone: _____

Name(s) of Applicant (s): _____ Relationship: _____ Telephone #: _____

Email Address (es): _____

Names of children who will reside in the unit listed above:

Total number of people who will be living in the unit _____

The Board suggest that no more than six (6) persons in the residence at one time. Renters cannot, at any time, sublet or turn over use of rental unit to others.

In the past, have you ever resided at Laguna of Vero Beach: (please circle one) Yes No

Dates: _____

Address: _____

The Following information is required by the association and is attached: Your Check List

_____ \$100.00 Application fee _____ Common Area security deposit _____ Completed Laguna Application

_____ Executed copy of lease agreement _____ Copy of owner's Condo insurance policy (indicating rental unit coverage)

_____ \$50.00 Dog registration fee and completed Pet Registration Form. *Tenants may not have pets of any kind unless authorized by the owner and Condominium Owners Association. All pets must be registered with Association, weight in

aggregate a maximum 50 pounds, pictured, and have vet papers. Our strictly enforced pet rules must be followed and violators will be prosecuted to the fullest extent of our documents. Pets must be at all times carried when outside except in designated pet area located on the exterior perimeter of the property. No pet sitting or pets visiting.

_____ Copy of Driver License, if applicable (All)

_____ Copy of Automobile Insurance, if applicable (All)

THE UNIT OWNERS ARE RESPONSIBLE FOR THE WATER BILL AND MUST REMAIN IN THE OWNERS NAME IF LEASING THE UNIT.

Has the Owner or Realtor supplied the applicant with copies of Laguna of Vero Beach Declaration of Condominium, Articles of Incorporation, Bylaws, and Rules and Regulations?

YES _____ NO _____

***** Gate access into Laguna and all amenities will be deactivated the day following the lease end date if a lease renewal has not been received by the management company.*****

I/We the applicant(s) state that I/We have completely read and understand the Declaration of Condominium, Articles of Incorporation, Bylaws, and rules and regulation of the Laguna of Vero Beach Condominium and that I/We will abide by these Declaration of Condominium, Articles of Incorporation, Bylaws, and rules and regulation in their entirety if this application is accepted. If applicable, I/We understand I am responsible for the actions of my tenant(s) and may be subject to fines and/or eviction of tenant if the tenant(s) is in violation of the Rules and Regulations. I/We understand a lease agreement is for a maximum of one (1) year and I/We must complete and submit to the Management Company an Application for Lease Renewal 30 days before my current lease expires. I/We understand I/We must be current on all fees, maintenance, garage, and water fees to be approved.

The tenant(s) hereby agree to waive and release any and all claims tenant(s) may have against the Association, including, but not limited to, constructive eviction.

Signature of Unit Owner(s) _____ Date _____

Signature of Lessee _____ Date _____

Applicant's current residence and phone number (please give complete address)

Applicant's Personal References (please list two (2) references and provide complete addresses and phone number)

Contact Information in event of Emergency _____ Telephone #: _____

Vehicle Information: Please attach a copy of Driver Licenses and valid certificate of insurance:

#1 Make:

_____ Model: _____ Color: _____ Year: _____

Tag # _____ State: _____

#2 Make: _____ Model: _____ Color: _____ Year: _____

Tag # _____ State: _____

All vehicles that will be parked onsite must have Owner parking decal, Tenant hanger, or Guest pass

The Association at the owner's expense may tow any vehicle that is not registered.

Management Use Only:

_____ Completed Application

_____ \$100.00 Application fee

_____ Common area security deposit (one month's rent)

_____ Executed copy of purchase or lease agreement

_____ Signed disclosure form for every applicant over 18 in order for a background check to be conducted. (The Association is to run all background checks)

_____ Copy of condo's insurance policy indicating rental unit coverage

_____ \$50.00 Dog application fee and/or completed pet register form.

_____ Copy of Driver License, if applicable

_____ Copy of Automobile Insurance, if applicable

Verification that all maintenance fees, late fees, fines, and water payments are paid to date. _____(Initial)

Association Use Only:

Laguna Approval: _____ Date: _____ Title: _____

Swipe Card issued: _____ Gate Code: _____

Lessee hanger parking pass: _____ New Resident Meeting: _____

RULES & REGULATIONS FOR LEASING A UNIT AT LAGUNA

Note: Laguna cooperates with all taxing authorities as to tax on leases of less than six (6) months. No rentals of homesteaded property. Leasing of units is permitted for a minimum of 1 month.

Only two rentals per calendar year are permitted. (Example: 2 one-month leases, 1 two-month lease and 1 six-month lease or any combination so long as no more than 2 move-ins per calendar year). 15 days prior to move-in date, a complete owner/tenant application, security deposit equal to one month's rent, and \$100.00 application **fee from the unit owner or real estate agent** must be delivered to the Management Company.

The complete application shall include the following:

Letter from owner or agent stating a national criminal background check of tenant has completed one and there were no adversities found.

Copy of owner's insurance policy covering tenant occupancy.

Following submission of the application and prior to final approval and move-in by the tenant, the new tenant(s) will attend an orientation meeting. Laguna Rental Committee Member will advise date and time.

At the Orientation, the Rental Committee will issue vehicle decals, gate access, and review the Rules.

Owners who permit move-ins prior to final approval and tenant attendance at orientation are subject to fines, as well as tenants' unregistered vehicles being towed.

Occupant Restrictions:

1 Bedroom unit, no more than 2 unrelated adults

2 bedroom unit, no more than 2 unrelated adults

3 bedroom unit, no more than 3 unrelated adults

Tenants may not pet sit, or have visiting pets.

Sublets are not permitted unless approved by the Board of Directors with a new owner/tenant application and fee. Leases may not be approved for renewal if there are recorded violations.

The Unit Owner must provide any change in the occupants listed on the original approved application in writing to the Association. All application approval procedures must be followed.

Applications in the name of a corporation are permitted, however, a corporation is limited to two move-ins per year, and background checks and tenant information must be done on each occupant, if unrelated and with each move in.

Applications for leasing of units will not be approved if there are any outstanding monies owed to the Association, and owner agrees to allow rent to be paid direct to the Association, should owner fall in arrears by more than 30 days.

Unit owner is responsible for notifying Management Company of any early lease terminations and move-outs, as well as any leases that are extended. Without such notification, all swipe cards and 3 digit codes will be de-activated on the following day.

Owner's Signature: _____ Building/Unit _____

Tenant's Signature: _____ Building/Unit _____

Charlie Don't Tow

Guest/Visitor/Vendor Name is: _____

Resident Name: _____

Building #: _____ Unit#: _____

Today's Date is: _____

Valid Until Date: _____

This **MUST REMAIN** on your vehicle Dashboard, **AT ALL TIMES**, when on Laguna property. We have Security Vehicle Checks **BOTH DURING THE DAY, AND AT NIGHT**

Good for 96 hours or you need to register guest.

Charlie Don't Tow

Guest/Visitor/Vendor Name is: _____

Resident Name: _____

Building #: _____ **Unit#:** _____

Today's Date is: _____

Valid Until Date: _____

This **MUST REMAIN** on your vehicle Dashboard, **AT ALL TIMES**, when on Laguna property. We have Security Vehicle Checks **BOTH DURING THE DAY, AND AT NIGHT**

Good for 96 hours or you need to register guest.

Owner

PET REGISTRATION

Owner _____ Unit _____

Dog Breed _____ Cat Breed _____

Color/markings _____ Color/markings _____

Pet's Name _____ Pet's Name _____

Color/markings _____ Color/markings _____

Weight _____ Weight _____

Vet _____ Vet _____

Rabies _____ Rabies _____

Attach Picture of Pet

Attach Picture of Pet

There is a Yearly Pet Registration fee of \$50.00 for dogs to defray the cost of maintaining the pet stations around the property.

Only deeded owners (named on the Property Deed registered with Indian River County and their renters – provided written approval for their tenant to have a pet is on file). There is No pet sitting, or visiting pets allowed. Pets may not exceed 50 lbs. aggregate weight.

Pets must be carried at all times (per Laguna Documents) outside the unit except at the designated pet walking areas around the outside perimeter of the property and must be leashed. They may not enter the clubhouse, racquet ball court, tennis court, pool area or the billiards room. Pets must be supervised at all times. Owners must clean up after their pets and dispose of the waste in the designated receptacles. Failure to adhere to these rules is a violation and may result in fines and possible eviction

Owner's Signature: _____ Building/Unit _____

Tenant's Signature: _____ Building/Unit _____

**CERTIFICATE OF AMENDED AND RESTATED
RULES AND REGULATIONS FOR
LAGUNA OF VERO BEACH**

THE UNDERSIGNED, being the President and Secretary of **Laguna of Vero Beach Condominium Association, Inc.**, a Florida non-profit corporation, hereby certify that at a duly called meeting of the Board of Directors, held on January 7, 2020, the Board unanimously approved and adopted a resolution setting forth the amended and restated Rules and Regulations as hereinafter set out.

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners, lessees, their respective guests, contractors and invitees. The unit owners, lessees, their respective guests, contractors and invitees shall at all times obey these Rules and Regulations.

RULES AND REGULATIONS: Violations of the Association's (Laguna of Vero Beach Condominium Association, Inc.'s) Covenants and Restrictions should be reported, in writing, to the Board of Directors of the Association, c/o the Property Management Company. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors. Violations will be presented to the Board of Directors who will consider appropriate action. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations. Fines of \$100.00 per day per violation may be imposed for violations of the Association's Covenants and Restrictions. Video surveillance is in use on Laguna premises.

FACILITIES: The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, their lessees, and their respective guests. No guest of any unit owner or lessee shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee, unless the guest has been registered with the Association through the Management Company. Any damage to the buildings or to the common elements or equipment caused by any unit owner, lessee, or their respective guests, contractors or invitees, shall be repaired by the Association at the expense of the responsible unit owner.

NOISE: Radios, televisions, and other instruments, which may create noise, should be turned down to a minimum volume between the hours of 10:00 p.m. and 8:00 a.m. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided.

Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Developer. In any event, each unit owner shall have the duty of causing generally accepted and approved materials for diminution of noise and sound to be placed underneath such floor covering, so as to be between

any such floor covering, and the concrete slab. All floor coverings must be approved by the Architectural Review Board.

Except when permitted by Indian River County, all work done to a condominium unit is required to be performed by a licensed and insured contractor. All such work requires proper approval by the Association.

OBSTRUCTIONS: The parking areas, sidewalks, entrances, driveways, passages, patios, balconies, courts, vestibules, stairways, corridors, and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed in corridors or on walkways. No sign, notice, or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium or the roofs thereof.

CHILDREN: Children are not to play in the parking areas, on the public walkways, or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

DESTRUCTION OF PROPERTY: Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage. This shall include damage to the interior of the unit or other units caused by turning air conditioners off whether units are occupied or unoccupied or by leaving windows or doors opened during rainstorms, or by failure to shut off the main water valve when leaving the unit for 24 hours or more.

EXTERIOR APPEARANCE: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated, or modified by any unit owner in any manner without the prior written consent of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved in writing by the Association. No windows may be tinted without the prior written consent of the Association. Installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved in writing by the Association. No television or other outdoor antenna, system of facility shall be erected or maintained on the Common Elements.

Satellite dishes are prohibited on Common Elements, and may not be attached or fastened to roofs, walls or balcony railings, nor overhang the balcony or lanai in any way. Satellite dishes may be placed within the Limited Common Elements, such as the balconies, but may not overhang or be fastened in any way to the structure.

SIGNS: There shall be no signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except at the designated space, which is on the bulletin boards at the Mailbox and Pool area.

CLEANLINESS: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

WINDOWS AND BALCONIES: Plants, pots, receptacles, and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or windowsills.

Unit owners shall not throw cigars, cigarettes or any other object from balconies doors, windows or terraces. Pursuant to the Florida Fire Code, no propane gas or charcoal grills hibachis for cooking may be used in residential areas at Laguna. Residents are prohibited from storing propane tanks in their apartments, garages, or lanais. Electric grills are permitted.

Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors windows or terraces.

No balconies or terraces may be enclosed, but screening is permitted in accordance with the architectural guidelines. All requests must be through the Architectural Review Board.

Patios may not be used for storage. They are meant for patio furniture and décor. Nothing may be hung from the walls, ceilings, or railings of the patios unless approved by the Board of Directors through the ARB.

INGRESS AND EGRESS: Garbage cans, laundry, dry cleaning, supplies and other similar articles shall not be placed in the halls, on walkways, or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than immediate ingress and egress unless an approved screen door has been installed. Entrance/Access to Laguna is by Swipe Card, 3 Digit Code, or Bar Code. 4 Digit Codes are prohibited, except for Vendors and special circumstances approved in writing by the Association.

At Laguna, the arm on the front gate closes after each vehicle. Do not tailgate. Warning: the closing gate can cause serious injury or damage.

STORAGE AREAS: Nothing shall be placed in the meter rooms. Nothing shall be placed in the garages which would create a fire hazard.

BICYCLES: Bicycles must be placed or stored in the designated bike racks or in a unit, but not on the balcony or terrace.

ATTIRE: Unit owners, their lessees, their family members, and guests shall not appear at or use the recreational facilities, except in appropriate attire. No bare feet are allowed in the parking areas or on the stairways. Bare feet and wet bathing suits are not permitted in the Clubhouse/Billiard Room. Men should wear a shirt at all times and women a cover-up when walking in the common areas. Rules for Pool, Tennis Courts, and Clubhouse are posted in each location.

PLUMBING: Common water closets and other plumbing shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags, sanitary napkins, or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the owner of the unit.

Water main valves in the unit must be a brass ball valve. Water main valves and water heaters must be turned off when leaving the unit for 24 hours or more.

TRASH: All refuse, waste, bottles, cans, garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 8:00 a.m. and 10:00 p.m. Garbage may not be stored on the patio, or left outside your door. Only household garbage may be placed in the compactor. Do not hit the button – it is an emergency button to stop the machine. All boxes must be broken down and placed in the designated bin. Recycle bins should be used whenever possible and only recyclable items shall be placed in the recycle bins in a single stream fashion (mixed). Do not put recyclables in plastic bags. Do not dispose of materials of any description by leaving them inside or around the trash compactor area. Do not dump solid waste, such as mattresses, furniture, demolition materials, or unwanted household goods of any description in any location within Laguna. Violations of these trash provisions are punishable by a \$100 fine.

ROOFS: Unit owners, lessees, and guests are not permitted on the roofs for any purpose whatsoever.

SOLICITATION: There shall be no solicitation by any person anywhere upon the Condominium for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

EMPLOYEES: Owners and tenants may not direct employees of the Management Company or service providers to the Association.

FIRE DOORS: Unit owners, lessees, and their guests shall not use the fire doors for ingress and egress, except in emergency situations.

MOTOR VEHICLES: No vehicle belonging to a unit owner, lessee, or their employees, servants, agents, visitors, licensees or guests shall be parked in such a manner as to impede or prevent access to parking spaces. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and guests must obey the parking regulations, and any other traffic regulations promulgated for the safety, comfort or convenience of unit owners and lessees. Motor vehicles which cannot operate on their own power, cannot remain on the Condominium for more than twenty-four (24) hours. Vehicles cannot be repaired on the Condominium except in the event of an emergency. Loud mufflers, loud radios, backfiring vehicles, vehicles leaking oil, and vehicles smoking are not permitted to be on the Condominium. Vehicles that cause damage to the Condominium will result in a fine. Washing and waxing motor vehicles is limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. Motorized and electric children's vehicles are prohibited.

PARKING: All vehicles shall be parked within the painted lines and pulled up close to the bumper. All parked vehicles must be facing the buildings. Each unit has one space reserved, but not assigned, closest to the buildings. The second vehicle from the unit must be parked in the exterior spaces. Vehicles must be backed into the exterior parking spaces. All vehicles must properly fit in one space. All large vans, pick-up trucks and SUVs must be parked on the exterior parking area.

No boats, trailers, oversized, disabled, commercial vehicles, or recreational vehicles, may be parked overnight at Laguna. A commercial vehicle is a vehicle with painting, permanent marking, or insignia on the body of the vehicle denoting a business, commercial or governmental entity other than the manufacturer of the vehicle. Police and Sheriff Department vehicles are not

commercial vehicles. A recreational vehicle is any vehicle that provides a separate space for sleeping. Vehicles without plates or with expired tags will be towed away immediately. All vehicles owned by or leased by a unit owner or tenant, while parked within the Condominium must bear the required decal in the lower windshield driver's side. All overnight guests must have a visitor's pass. Any vehicle that will be parked on site for longer than 96 hours should be registered with the Association through the management company. Guests must park on the exterior parking area. The Association, at the owner's expense, may tow any vehicle that is not registered. As a security measure, all automobile doors should be locked.

Any Laguna roadsides not marked for parking are tow-away zones. Unauthorized vehicles and vessels will be towed at owner's expense. Charlie's Towing can be reached at 770-562-6414.

HURRICANE PREPARATIONS: Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit, including removal of the patio furniture or loose objects prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence. The designated firm or individual must be registered with the Association and such designated firm or individual must contact the Association for permission to install or to remove hurricane shutters. If permission is given by the Association for the installation of storm shutters, then the approval shall be conditioned upon the Association also approving the quality of the storm shutters and aesthetic appearance of the storm shutters. Storm shutters, which may be approved by the Association, must be beige in color, and must be an accordion type storm shutters. Storm shutters must only be utilized during a hurricane "watch" or hurricane "warning".

ACCESS TO UNITS: All unit owners must provide to the Association a key to their Unit for service access. If service providers are refused entry after reasonable notice, that shall constitute a violation of these Rules and Regulations and will be subject to a fine of One Hundred Dollars (\$100.00) per day. Unit owners may also be subject to charges for the service call, the cost of changing locks if necessary and any legal expenses incurred to obtain access.

MOVE IN AND MOVE OUT SCHEDULE: All unit owners and lessees must cooperate fully with the Association in effecting a coordinated move-in and move-out schedule for the moving of furniture and furnishings.

PETS: Unit owners are permitted to have pets, so long as the aggregate weight of the pets does not exceed 50 lbs. Lessees are permitted to have pets only when prior written permission is given by the unit owner. Owners/lessees are not permitted to pet-sit or have visiting pets.

Pets must be on a leash and under the owner's or lessee's control at all times when outside the unit and may not, in any event, create a nuisance. Pet walking is limited to the pet walking areas located on the outer edge of the parking lots and the grass between the parking lots and the boundary of Laguna property. Pets are not allowed in the interior lake area, the grass areas and sidewalks between the residences and the parking lots, all rooms in the clubhouse, tennis courts, pool and the fenced-in deck area surrounding the pool. Owners must clean up after their pets and dispose of the waste in the designated receptacles located in the pet walking areas.

Pet owners must register their pet(s) each January with the Association's Management Company. The process requires completion of a Pet Registration Form, proof of current weight and rabies vaccination by a veterinarian, and a \$50 fee for each dog to defray the cost of maintaining the pet stations on the property. Failure to adhere to these regulations is a violation and may result in fines and/or eviction.

NO SMOKING AREA: No smoking anywhere on Laguna property except the patios and within the units. Lessees and guests must have owner permission to smoke within the unit.

LAGUNA OF VERO BEACH RECREATIONAL FACILITIES RULES

SWIMMING POOL:

Unit owners, their lessees and their guests using the swimming pool shall do so at their own risk. Unit owner's their lessees and their guests must obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

- a. Swimming in the pool is permitted only between the hours posted.
- b. All persons using the swimming pool must be appropriately attired.
- c. All persons must shower thoroughly before entering the swimming pool.
- d. Pool safety equipment shall be kept in a place and shall not be used, except for its intended purposes.
- e. Pneumonic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
- f. Animals are not permitted in the swimming pool area.
- g. Running, jumping, skating or any other activity which creates danger or annoyance in the swimming pool area is prohibited.
- h. If suntan oil is used, a beach towel must be used to cover pool and patio furniture.
- i. Any person who lacks control of their bowels must wear a swim diaper when in the pool.

Please observe pool rules posted in the pool area. Glass containers are strictly prohibited. No drinking or eating while in the pool or within 4' of the pool's edge. No running, as tiles can be very slippery when wet. Flotation toys are not allowed. Wet bathing suits are not allowed in the clubhouse, billiard room, or gym area. Pool hours are dawn to dusk; there is no nighttime swimming allowed. More than six non-residents in a group constitutes a "party", and parties are not allowed except for Association-sponsored events which will be open to all residents. Please close pool umbrellas after using.

RAQUET BALL COURT/FITNESS CENTER/BILLIARD ROOM: Hours are from 5:30 a.m. until 10:00 p.m. Swipe cards must be used, no climbing over the fence, violators will be fined.

GRILLS: Grills are located in the pool area are for residents to use on a first come/first served basis. They must be located at least ten feet from any structure, including the gazebo, per Florida Fire Code. Please remember to keep the area clean after using.

No skateboarding, rollerblading, or scooter riding on Laguna property.

LAGUNA OF VERO BEACH LEASING RULES:

The Board of Directors of the Association shall have the right to require that a substantially uniform form of lease be utilized for the leasing of Units in the Condominium and the leasing of a Unit shall be subject to the prior written approval of the Board of Directors of the Association. The names of all tenants and residents of leased units must appear on the lease. No lease of a Unit

may be made for less than a one month period. No transient accommodations shall be provided. The Association may charge a fee in connection with the approval of the leasing of a Unit, provided that such fee shall: (i) not be greater than \$100.00; and (ii) not be charged in connection with the renewal of an existing lease. If required by the Association, any tenant requesting to lease a Unit may be required to place in escrow with the Association a reasonable sum, not to exceed the lesser of one (1) month's rent or \$1000, which may be utilized by the Association to repair damage to common elements resulting from the actions of such tenant.

IN WITNESS WHEREOF, the undersigned President and Secretary of the Association have executed this Certificate of Amendment to the Rules and Regulations, this 27TH day of JANUARY, 2020.

LAGUNA OF VERO BEACH CONDOMINIUM ASSOCIATION, INC.

By: Robert A Dowd

President

Print Name: ROBERT A DOWD

(CORPORATE SEAL)

ATTEST:

By: Steven Riedel

Secretary

Print Name: STEVEN RIEDEL

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

I HEREBY CERTIFY that before me, a Notary Public, personally appeared Robert A. Dowd and Steven Riedel, the President and Secretary of Laguna of Vero Beach Condominium Association, Inc., a Florida corporation, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same for the purposes therein set forth for and on behalf of said corporation.

WITNESS my hand and official seal in the state and county last aforesaid this 7th day of January, 2020.

Karen D. Dixon
Name: Karen D. Dixon

Notary Public, State of Florida

(Affix Seal)

