

RIVER RUN OF SEBASTIAN CONDOMINIUM ASSOCIATION, INC.
LEASE APPLICATION FOR APPROVAL



THIS APPLICATION REQUIRES 14 DAYS FOR APPROVAL

RETURN APPLICATION TO:
c/o Elliott Merrill Community Management
835 20th Place, Vero Beach, FL 32960
cheric@elliottmerrill.com

This lease application must be accompanied by a properly executed lease agreement and **\$75.00 application fee** (made payable to River Run of Sebastian) **must be received** by the Association **fourteen (14) days prior to occupancy**.

In no event shall a unit be occupied prior to the approval of this application by the Board of Directors. All Applicants must meet with the ORIENTATION Committee prior to occupancy or within ten (10) days following occupancy if approved by the Board of Directors.

All Applications for Rent or Sell are conditional upon and subject to the approval of the Board of Directors of River Run of Sebastian Condominium Association, Inc.

PLEASE COMPLETE ALL BLANKS

APPLICATION DATE: ____/____/____

BLDG. NO: _____ UNIT NO. _____

CURRENT OWNER: _____

ADDRESS/CITY/ST/ZIP: _____

NAME OF APPLICANT: _____ PHONE NO: _____

E-MAIL: _____

SERVICE MEMBER: Yes _____ No _____

If yes, please provide a copy of your service member I.D. for our Association records.

- The term "service member" is defined to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces.

NAME OF SPOUSE: _____ PHONE NO: _____

SERVICE MEMBER: Yes _____ No _____

If yes, please provide a copy of your service member I.D. for our Association records.

- The term "service member" is defined to include any person serving as a member of the United States Armed Forces on active duty or state active duty and all members of the Florida National Guard and United States Reserve Forces.

NAME OF CHILDREN OR RELATIVES TO RESIDE IN APARTMENT:

NAME: _____ AGE: _____

NAME: _____ AGE: _____

NAME: _____ AGE: _____

PRESENT RESIDENTIAL ADDRESS. If less than one (1) year at current address, also list previous address & length of time there.

IF PREVIOUS RENTER AT RIVER RUN CONDOMINIUM ASSOCIATION, PLEASE STATE THE NAME, UNIT NUMBER, AND DATE PREVIOUSLY RENTED:

PRESENT OCCUPATION: _____

NAME & ADDRESS OF EMPLOYER:

IF RENTAL: DATES FROM: _____ TO: _____

RENTAL REFERENCES: Places you have rented in Florida:

1.	_____	_____	_____
	NAME	ADDRESS	PHONE #
2.	_____	_____	_____
	NAME	ADDRESS	PHONE #

PLEASE READ AND COMPLETE THE FOLLOWING:

- A. **No pets except with the written consent of the Board of Directors. Restrictions apply. No pets with a matured weight of over thirty (30) pounds are permitted.**
- B. Vehicles allowed are limited to private passenger use only. Restrictions apply. Refer to Rules and Regulations.
- C. Minimum Rental Periods: Condominium A through E – Ninety (90) Days or greater.
- D. Each unit is restricted to single family, private residential use. Restrictions apply. Refer to Rules and Regulations.

See page 5 of this Application for Rules:

DO YOU HAVE A PET? Yes or No



PET REGISTRATION

The Association shall approve or disapprove the current dog or cat of a unit Owner or prospective Purchaser/Lessee before the Owner/Purchaser/Lessee shall have the right to keep the pet on the premises. The Owner/Purchaser/Lessee may have one pet with a maximum weight of thirty (30) pounds when fully grown.

The presence of the pet shall be registered with the Association. Service dogs must wear visible Service Identification. All vaccinations must be up to date for all pets.

OWNER/PURCHASER/LESSEE NAME(S): _____

UNIT OWNED OR TO BE PURCHASED/LEASED: _____

PET: (Circle): DOG CAT OTHER _____

NAME _____ BREED _____ WEIGHT _____

HEIGHT _____ AGE _____ DATE ACQUIRED _____

Please attach a picture of the pet you are registering AND evidence from a veterinarian that the pet vaccinations are current and up to date.

I understand and agree that the above pet will be kept on a leash whenever it is outside the Unit, and will not be leashed and left unattended when outside the Unit.

I agree that sanitary disposal of pet excrement is the responsibility of every pet owner. I will not permit my pet to relieve itself on grass, planter areas, light posts or other areas where people walk, work, or play. If the animal insists on stopping in those places, I will take whatever steps necessary to clean it up.

We certify that the above information is accurate and complete.

(Owner/Purchaser/Lessee Signature)

Date

See page 6 of this Application for Rules:

DO YOU HAVE A TRUCK? Yes or No

What kind? _____

Trucks require covers:

SUVs and pick-ups without original equipment/dealer installed type covers may be permitted, but only after receipt of prior written approval by the Board of Directors.

VEHICLE INFORMATION: To be completed by renters and purchasers.

VEHICLE #1 YEAR: _____ MAKE: _____ MODEL: _____
LICENSE NO: _____ STATE OF REG: _____

VEHICLE #2 YEAR: _____ MAKE: _____ MODEL: _____
LICENSE NO: _____ STATE OF REG: _____

- 1) I/We understand that approval of this Application is entirely discretionary with the Board of Directors of the Association, and the Board's decision is final.
- 2) The owner(s) and applicant(s) understand and agree that the only person or persons that may occupy the apartment are those persons whose names appear herein as applicant and members of the applicant's family, and that violation of this covenant shall grant to the Association the right to have all persons residing in said apartment immediately evicted.

The owner(s) as well as the applicant(s) shall be responsible for all costs and expenses, including court costs and attorney's fees incurred by the Association in enforcing this covenant, this being a condition of approval of this Application.

- 3) I/We have received a copy of the Rules and Regulations of the Association and I/We hereby agree in all respects to abide by said Rules and Regulations.
- 4) I/We, as purchasers have received a copy of the Condominium Documents and Amendments thereto and I/We hereby agree in all respects to abide by said Condominium Documents.

I/We the undersigned acknowledge thereto by signing below; and to the best of my/our knowledge, the information given on this application is true and correct.

DATE: _____ / _____ / _____

(signed): _____
Applicant (Renter)

(signed): _____
Applicant (Renter)

RENTAL

Owner: I/We the undersigned owner of said unit to be rented, acknowledge all facts on this Application for approval by signing below:

DATE: _____ (Signed): _____
Owner

Name of Realtor: _____
Agent Address/City/St/ZC

Rules & Regulations
Section II – General Rules

7. Animals: No pets of any kind (including but not limited to dogs, cats, birds, etc.) shall be kept in any unit on any property of the Condominium Association, except with the prior written consent of the Board of Directors. No pets may be kept on the premises for breeding or maintained for any commercial purpose. Further, the following rules apply with respect to pets residing within the Association:

- A. A maximum of one pet per apartment is allowed. Only owners may have a pet; however, an owner’s guests may have a pet as long as the one-pet-per-apartment limit is not exceeded. ~~Lessees or their guest MAY NOT have a pet.~~
- B. Pets with a maximum full-grown weight exceeding thirty (30) pounds are not permitted.
- C. All pets will be leashed when outdoors with a leash not to exceed twelve (12) feet.
- D. Pets will not be permitted to urinate on flowers, sidewalks, streets, shrubs, and mailboxes or in areas with ornamental foliage.
- E. All pet solid waste must be picked up and disposed of in a sealed plastic bag and placed either in your own private trash can, or in the trash dumpster of the building in which you reside. No pet waste can be deposited in any common area trash cans.
- F. Pets are not permitted in the swimming pool enclosure, on the tennis courts or in the clubhouse and must not be exercised in stairwells or breezeways of Condominiums A, B, or E.
- G. No pet is to be leashed unattended on the Association property, including the sides, fronts and backs of C condo and the sides and fronts of D condo.
- H. No pet will be permitted that is an unreasonable source of noise and/or annoyance to other residents.

Any violation of the aforementioned shall be cause for permanent removal of the pet from the property upon three (3) days written notice from the Board of Directors.

Rules & Regulations
Section IV – Vehicles

1. All vehicles on condominium roadways must observe the River Run speed limit of fifteen (15) MPH and obey all stop signs. Pedestrian have the right of way over all vehicles, bicycles, etc.

2. Parking space is limited at River Run, thus each condo owner, lessee and their guests/visitors should at all times adhere to the following restriction, which will be strictly enforced with one warning and, upon second offence, by tow-away at the expense of the vehicle owner or resident.

A. Vehicles must be parked only in their designated space, be that a garage, a covered exterior space or driveway of C and D building homes.

B. Parking spaces outside A, B, and E buildings are for use of residents and guests of those buildings only. These spaces are not to be occupied by vehicles from other buildings, nor are these parking spaces to be used by boat slip owners and their guests while out cruising or fishing. Excess parking spaces in the overflow clubhouse area must be used for such parking. No long term parking exceeding two months in any common parking areas when the owner is not in residence.

C. Parallel parking on street or grass in front of C and D buildings on North and South River Run Drive is not permitted, except November through April as in part D.

D. During the November through April period, overflow perpendicular (head first) parking is permitted on grassed areas on the south side of South River Run Drive. Vehicles parked here must be in full conformity with all specifications and restrictions cite elsewhere in Section IV.

E. The only vehicles approved for parking on River Run property are those bona fide vehicles designed and built primarily for passenger use, including sedans, coupes, mini-vans, non-commercial vans; sport utility vehicles (SUV), and station wagons. SUVs with open beds and pick-up trucks with four wheels are permitted if the rear beds are fully covered with original equipment/dealer installed type covers. SUVs and pick-ups without original equipment/dealer installed type covers may be permitted, but only after receipt of prior written approval by the Board of Directors.

F. All such conforming vehicles must have current registration and be in full mechanical operation. All types of automotive work or overhaul are absolutely forbidden. Oil changes are not permitted.

G. Service vehicles on working assignments and moving vans may park on River Run Drive, C and D building driveways and A, B, and E building outdoor spaces during daylight hours only, except in emergencies when this restriction is waived.

H. Short term parking (up to five (5) days) of guests' vehicles, which do not strictly conform to the above definition of automobiles, may be permitted in spaces adjacent to the clubhouse. No recreation vehicle hook-ups permitted. Vehicles must not be backed in against existing vegetation, as exhaust heat damages foliage.

I. Vehicles NOT authorized to operate on River Run property include, but are not limited to:

- Motorcycles, mopeds, dune buggies
- Motor homes, RV's, travel trailers, campers**
- Vans equipped with ANY RV facilities**
- Vehicles that have been converted or modified in exterior or interior style from the original manufacturer model, including but not confined to vehicles with off-road tires.
- Boat trailers, with or without a boat**
- Vehicles displaying any type of advertising anywhere on sides, doors, tailgates, window, etc. This includes advertising artwork, commercial signage and "For Sale" sign.
- Any vehicle deemed unsightly, or a "Junker".

Note: Each pair of asterisks (**) above indicates a vehicle or device that may be parked for five (5) days in the clubhouse area spaces. An identity tag with correct unit owner and unit should be placed on the dashboard.