

**MONTREUX AT FIDDLER'S CREEK CONDOMINIUM ASSOCIATION, INC.**  
c/o Cardinal Management Group of South Florida  
5067 Tamiami Trail East  
Naples, Florida 34113

**Application for Approval to Purchase or  
Lease a Condominium Unit**

**Instructions:**

This application is to be completed by the prospective purchaser(s) or renter(s).

This application must be submitted to the Association's Manager and must be supported with full documentation, **including a signed copy of the purchase or lease agreement, and a non-refundable fee in the amount of \$100.00, payable to Cardinal Management Group, Inc.** Approval or denial will be issued within 10 days from the date of receipt of the application.

Units may not be leased for a period of less than thirty days. Units may be leased for a maximum of three (3) times per calendar year.

All Association units are designated as single family residences only, and must be leased, rented and/or utilized as such.

**I hereby apply for approval to:**

( ) purchase (address)\_\_\_\_\_ and for membership in the Association.

( ) lease (address)\_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_.

OWNER'S NAME(S): \_\_\_\_\_

Full name of applicant \_\_\_\_\_ Age\_\_\_\_ Soc. Sec. # \_\_\_\_\_

Full name of Spouse \_\_\_\_\_ Age\_\_\_\_ Soc. Sec. # \_\_\_\_\_

Home address \_\_\_\_\_ City/State\_\_\_\_\_ Zip\_\_\_\_\_

Telephone (home)\_\_\_\_\_

Telephone (business)\_\_\_\_\_

**Other family members who may also be occupying the unit, and relationship to applicant:**

Name:	Relationship:
_____	_____
_____	_____
_____	_____

**Two references, preferably local, are required:**

1. Name \_\_\_\_\_ Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

2. Name \_\_\_\_\_ Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

**For purchasers only:**

Please identify mortgagees, if any \_\_\_\_\_

Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_

Intended use of unit: ( ) reside here full time ( ) reside here part time ( ) lease to others

**For lessees only:**

Current or most recent landlord, if applicable:

Name \_\_\_\_\_ Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

Duration of rental \_\_\_\_\_

**Person to be notified in case of an emergency:**

Name \_\_\_\_\_ Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

**Automobiles to be parked on the premises:**

Make \_\_\_\_\_ Model \_\_\_\_\_ Registration # \_\_\_\_\_ State \_\_\_\_\_

Make \_\_\_\_\_ Model \_\_\_\_\_ Registration # \_\_\_\_\_ State \_\_\_\_\_

**Do you have any pets? Please specify the type, size and weight of pets you intend to keep in the Unit:**

\_\_\_\_\_

**Mailing address for notices regarding this application if different from the home address given above:**

Name \_\_\_\_\_ Address \_\_\_\_\_

City/State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone \_\_\_\_\_

**Applicant's Affidavit:**

I am familiar with and agree to abide by the Association's Declaration of Condominium, Bylaws and published Rules and Regulations and, the Fiddler's creek Foundation Declaration & Recreational Property Rules & Regulations. I understand and agree that the Association, in the event a lease is approved, is authorized as the owner's agent with full authority and power to take whatever action may be necessary, including eviction, to prevent violation by lessees and their guests of the provisions contained in the above documents. I represent that the information stated is factual and correct and I agree that any misrepresentation in this application will justify its disapproval. I consent to any further inquiry concerning this application and the references given. If this application is for a unit purchase, I agree to be available for an interview with the designated representatives of the Association.

Applicant (signed) \_\_\_\_\_ Date \_\_\_\_\_

Co-applicant (signed) \_\_\_\_\_ Date \_\_\_\_\_

**For Office Use Only:**

For unit purchasers only: Interviewed by \_\_\_\_\_  
Date \_\_\_\_\_

This application is approved \_\_\_\_\_ Not approved \_\_\_\_\_

Montreux at Fiddler's Creek Condominium Association, Inc.

By \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

UPDATED 2/1/06

## **Montreux at Fiddler's Creek Condominium Association, Inc.** **Attachment to Purchase/Lease Application**

This purpose of this attachment is to familiarize prospective residents with some of the basic rules of the Association and also to offer some helpful information to make the experience as pleasant as possible. This attachment only summarizes some of the more common rules. Applicants should consult the official Governing Documents of Fiddler's Creek and Montreux at Fiddler's Creek Condominium for more detailed information on other rules and regulations. The property manager may also be contacted if prospective residents have questions regarding the rules and regulations.

### **Summary of Common Rules**

- All leases of Residential Units must be in writing and a copy of any lease shall be delivered to the Association with a completed application as part of the approval process. Units may not be leased for a period of less than thirty days. Units may be leased for a maximum of no more than three (3) times per calendar year.
- Garage doors shall remain closed except upon entering or exiting the garage.
- No garage sales, carport sales, yard sales or similar-type activity shall be permitted.
- Residents may not make any alterations, additions or changes to the exterior of the unit without the prior written consent of the Association.
- Parking of motor vehicles is only permitted in garages and clearly defined parking spaces.
- No boat, trailer, camper, mobile home, motor home, bus, commercial vehicle, truck (including pick up trucks, open bed trucks, trucks with camper or covered beds, but excluding sport utility vehicles), camper, golf cart, or disabled, inoperative or unlicensed vehicle shall be permitted to be parked or stored at any Residential Unit unless with the prior written consent of the Association and, if said consent is granted, it will only be for a specified vehicle (and not replacement vehicles) and only for licensed vehicles parked or stored in a fully enclosed structure and never parked at the Club & Spa at Fiddler's Creek, any other Club at Fiddler's creek, or any other common areas. No moped or motorcycle shall be permitted to be parked or stored at any Residential Unit unless kept fully enclosed inside a structure. For purposes of this paragraph only, an open carport is not a structure.
- Pets
  1. Residents must clean up after their pets.
  2. All pets must be carried or on a leash when outdoors.
  3. Pets may not be left unattended on lanais or tied up anywhere within the community.
  4. No more than 2 small pets (dogs or cats) are allowed in a unit.
  5. The Association Board of Directors may require the removal of any pet that is deemed to be a nuisance.
- No furniture (patio or otherwise) may be placed outside on either the lawn or driveway without the prior written consent of the Association and only for certain special occasions. All furniture must be placed and remain inside the rear screened enclosure or within the Unit.
- No trade or business may be conducted in or from any Residential Unit.