



Coach Homes I at Moody River Estates Condominium Association, Inc.

c/o Coastal Association Services, LLC.

1314 Cape Coral Pkwy East, Suite 205 Cape Coral, Florida 33904

T: 239-689-3080 // F: 1-844-273-1058 // Email: info@coastalassociation.biz

*****AUTHORIZATION FORM*****

SEPARATE APPLICATIONS ARE REQUIRED FOR APPLICANTS OVER THE AGE OF 18 IF THEY ARE NOT THE SPOUSE OF THE APPLICANT. A COPY OF A VALID DRIVERS LICENSE OR PHOTO ID IS REQUIRED FOR ALL APPLICANT'S OVER THE AGE OF 18.

By signing, the applicant recognizes that Coach Homes I at Moody River Estates Condominium Association, Inc. or its agent Coastal Association Services, LLC. may obtain and verify a consumer credit report, along with an investigation of my background which may include information regarding to my character, banking history, criminal history, present and prior residential history and past and present employment history. I/We agree to indemnify and hold harmless the above Association and its agent, Coastal Association Services, LLC., it's employees, Officers and Directors, affiliates, sub-contractors and agents from any loss, expense, or damage which may result directly or indirectly from information or reports furnished by Coastal Association Services, LLC.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained on this report is to be released to the Condominium Association Board of Directors and / or screening committee only.

Applicant Signature

Applicant Printed Name

Applicant Social Security Number

Applicant Date of Birth

Date Signed

Spouse's Signature

Spouse's Printed Name

Spouse's Social Security Number

Spouse's Date of Birth

Date Signed

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_____ Applicant/Spouse Initials



APPLICATION FOR OCCUPANCY
PLEASE PRINT

COMPLETE ALL QUESTIONS AND FILL IN ALL BLANKS
RETURN, WITH A COPY OF THE **LEASE OR PURCHASE CONTRACT** and an
Application Fee of \$150.00 per application made payable to Coastal Association Services, LLC.
We Accept Cash, Business, Cashier's or Money orders. (No Personal Checks.)

A CREDIT HISTORY AND BACKGROUND CHECK MAY BE ORDERED AND THE BOARD MAY CONDUCT AN INTERVIEW PRIOR TO APPROVAL. Please allow 30 days for approval after all information is received by Coastal Association Services, LLC.

- **No pets permitted in rental units**
- **In order to occupy a unit, Lessee and family must be within first degree of relationship by blood, adoption or marriage.**
- **Total overnight occupants of leased unit limited to six (6) persons.**
- **Lease renewals are the responsibility of the Homeowner and must be submitted to management timely.**

Date of occupancy: _____

Address of Unit being Leased/Purchased: _____

Number of people to occupy the unit: _____ **Phone Number:** _____

Purchaser / Renter Information:

If leasing please indicate the **Lease Starting Date:** _____ **Lease Ending Date:** _____

Name: _____ Date of Birth: _____

Drivers License Number: _____

E-Mail Address: _____

Spouse's Name: _____ Date of Birth: _____

Drivers License Number: _____

E-Mail Address: _____

Other Occupant(s):

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

Name: _____ Relationship: _____ Age: _____

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If Purchasing the home please indicate use: Permanent Residence: _____ Rental: _____
Seasonal Residence: _____ Other (Specify): _____

If Purchasing – Official Mailing Address After Closing:

Name of Current Owner _____

Name and Phone Number of Realtor: _____

Name and Phone Number of Closing Agent: _____

In Case of Emergency Notify:

1. Name: _____ Phone: _____

Address: _____

2. Name: _____ Phone: _____

Address: _____

Do you have any Pets: Yes: _____ No: _____

If yes, What is the name of your Pet(s): _____

What type/breed is your pet(s): _____

How many pounds: _____

Coach Homes I at Moody River Estates Condominium Association, Inc. DOES NOT ALLOW any tenants to have pets.

Miscellaneous:

Do you own a water bed: Yes: _____ No: _____

Do you smoke: Yes: _____ No: _____

Do you own real estate: Yes: _____ No: _____

If yes, please explain where: _____

Have you ever been evicted from any rental premises: Yes: _____ No: _____

If yes, please explain: _____



Have you ever been convicted of a felony? Yes: _____ No: _____

If yes, please explain: _____

Personal Information

Vehicle Type: _____ Color: _____

License Plate Number: _____

Vehicle Type: _____ Color: _____

License Plate Number: _____

Nearest Relative Not Living With You:

Name: _____

Address: _____

Relationship: _____

Phone Number: _____

Two Work References:

Name: _____

Title: _____

Address: _____

Phone Number: _____

Name: _____

Title: _____

Address: _____

Phone Number: _____



Two Personal References (Non –Relative):

Name: _____

Address: _____

Relationship: _____

Phone Number: _____

Name: _____

Address: _____

Relationship: _____

Phone Number: _____

Residence History (At Least 5 Years)

Present Street Address: _____

City, State, Zip: _____ Phone: _____

Your E-Mail Address: _____

Current Landlords Name: _____

Address: _____

Landlords Phone: _____ Dates of Residency: From _____ to _____

Prior Residency Address: _____

City, State, Zip: _____

Prior Landlords Name / Address: _____

Landlords Phone: _____ Dates of Residency: From _____ to _____



Employment References

Currently Employed: Yes: _____ No: _____ Retired: Yes: _____ No: _____

Employed By / Retired From: _____

Address: _____

Phone Number: _____

Length of Employment: _____

Spouse Employed By / Retired From:

Address: _____

Phone Number: _____

Length of Employment: _____

(If Less Than 5 Years At Present Employment)

Prior Employer _____

Length of Employment: _____

Address: _____

Phone Number: _____

Spouse's Prior Employer: _____

Length of Employment: _____

Address: _____

Phone Number: _____



I/We have received, read and understand the Governing Documents/Rules & Regulations Coach Homes I at Moody River Estates Condominium Association, Inc. Further, I/We agree to honor and abide by all of the provisions according to Governing Documents/Rules & Regulations for Coach Homes I at Moody River Estates Condominium Association, Inc.

By signing, the applicant recognizes that Coach Homes I at Moody River Estates Condominium Association, Inc or its agent Coastal Association Services, LLC. may obtain and verify a consumer credit report, along with an investigation of my background which may include information regarding to my character, banking history, criminal history, present and prior residential history and past and present employment history. I/We agree to indemnify and hold harmless the above Association and its agent, Coastal Association Services, LLC., it's employees, Officers and Directors, affiliates, sub-contractors and agents from any loss, expense, or damage which may result directly or indirectly from information or reports furnished by Coastal Association Services, LLC..

I/We certify that all of the above furnished information is true and accurate, should there be any discrepancies and/or false information provided, I understand that this application is null and void.

As required by law, this information is kept strictly confidential.

Applicant Name: _____

Applicant Signature: _____

Spouses Name: _____

Applicant Signature: _____



Coach Homes I at Moody River Estates
Rules & Regulations
6-25-2019

VEHICLES:

1. Operation:

- A. Motor vehicles operated on our streets, roads and public areas may only be operated by an operator possessing a valid Driver's License.
- B. No Motor Vehicle shall be operated on a pedestrian walkway. The term "Motor Vehicle" as used in this paragraph includes but is not limited to, motorized bicycles (mopeds), motorized skateboards, motorized scooters (go-peds), go-carts, golf carts, and all motorized toy vehicles. The term "Motor Vehicle" does not include wheelchairs and mobility scooters that are operated by persons who require these vehicles for mobility.

2. Parking:

- A. Unit Owners and Renters may only park in driveways and in garages; Visitors and Guests may park on the street for no longer than four (4) hours in any twenty-four (24) hour period. No vehicles may be parked on the street in a way that blocks a driveway or that prohibits vehicles from using the street or maneuvering around parked vehicles.
Only non-residents or extended visitors may park in the designated Guest Parking area and only with a visitor pass clearly displayed on the parked vehicle's dashboard that indicates valid dates of use.
- B. Vehicles may only be parked in driveways, in designated parking spaces, on paved parking surfaces, on the paved street, or within fully enclosed garages. There shall be no parking on grassed areas and any other unpaved surface.
- C. Vehicles that are primarily used for commercial purposes, trailers, boats, boat trailers, motorcycles, motor homes, recreational vehicles, campers, and vehicles that are not in operating condition or validly licensed, may only be parked outside of a fully enclosed garage for four (4) hours in any twenty-four (24) hour period. The only exception is for service vehicles that are present on business.
- D. "Commercial Trucks" shall be deemed to be primarily used for commercial purposes and shall include vehicles that are designed or used for the carriage of goods, including, but not limited to, motor vehicles to which has been added a cabinet box, a carrying platform, a rack, tool box or other equipment for the purpose of carrying goods whether or not said cabinet box, platform, rack, tool box or other equipment has been enclosed by a cap, topper or other enclosure.
- E. No more than TWO (2) vehicles may be parked in any driveway overnight.
- F. Any vehicle that does not possess a valid and current registration sticker must be parked inside of a fully enclosed garage.
- G. The outdoor storage of vehicles is prohibited. No vehicle may be parked anywhere outside of a fully enclosed garage for a period of six (6) consecutive days without being relocated. The use of vehicle covers is prohibited at all times outside of fully enclosed garages.
- H. No vehicle may be parked outside of a fully enclosed garage if the vehicle is not in an operational condition. Any vehicle that is parked outside of a fully enclosed garage for a period of six (6) consecutive days without being relocated shall be deemed to be an abandoned or an un-operational vehicle and the vehicle shall be subject to removal at the sole cost and expense, jointly and severally, of the vehicle's owner, operator, bailee, and custodian.
- I. No repairs or maintenance of vehicles may be performed outside of garages, except for emergency repairs.



- J. Vehicles may be washed in driveways.
- K. All visiting vehicles must have a guest parking pass prominently displayed on the dashboard or shall be subject to towing.
- L. Any vehicles parked in violation of the parking restrictions are subject to towing, with the owner of the vehicle responsible for all costs of towing.

NUISANCES:

1. Noise: No owner shall make or permit any disturbing noises, nor play upon or permit to be operated a musical device, television, radio or musical instrument by himself, his family, servants, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners.
2. Use: The use of each unit shall be consistent with existing laws, the governing documents and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner. No unit owner, tenant, guest, or invitee shall take or condone any action or omission that constitutes an unreasonable source of annoyance to the community.

PERSONAL PROPERTY:

1. Ingress & Egress: The streets, sidewalk, walkways, entrances, and stairs must not be obstructed, encumbered, or used for any purpose other than for ingress or egress to and from the units. A landing area and stepping stone path (from the lanai) may be installed by unit owner if the Board of Directors, in their sole discretion, consent to the alteration in writing. In all cases, the landing, at foot of lanai door, shall be 38" X 38" and stepping stone path stones shall be no larger than 19" X 19". Paths shall be installed with a natural stride for ingress and egress through mulch to edge of the grass. Landing and path stones must match and be a natural earth tone color. No door mat shall be placed outside of a lanai door. The cost of installing and maintaining landing and path stones will be the responsibility of unit owner, and the unit owner shall indemnify and hold the association harmless for any damage that results from the use or installation of the landing and path stones, including, but not limited to the Association's comparative negligence and the Association's attorney's fees and costs at both trial and on appeal. The owner of a unit with a landing area and stepping stone path shall be responsible, at their sole cost and expense, for any removal and reinstallation that is necessitated in order for the Association to uphold its obligations under the Association's governing documents, including but not limited to, the maintenance, repair, and replacement of the common elements.
2. Furniture and Equipment Storage: No carriages, bicycles, wagons, shopping carts, chairs, benches, tables or any other object of a similar type and nature be left or allowed to be stored outside units.
3. Decorative Items: No statue, sculpture, fountain, outdoor play equipment, solar equipment, artificial lighting, artificial vegetation, sports equipment or other decorative items shall be placed upon common elements (including limited common elements), nor shall any be made fixtures thereto or thereon, with the exception of front door wreaths that are allowed all year.
4. Radio/Television Antennas: No unit owner nor tenant shall affix a radio or television antenna to the exterior of his or her unit, except for Over-the-Air-Reception devices ("OTARDs") that fall within the guidelines published by the Federal Communications Commission on OTARDs and in accordance with the Federal Telecommunications Act of 1996.
5. Laundry and Waste Receptacles: No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, and entry ways, nor shall any linens, cloths, clothing, towels,



- curtains, rugs, mops, or laundry of any kind be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements.
6. Debris: The common elements (including all limited common elements) shall be kept free and clear of refuse, debris and other unsightly material.
 7. Holiday Decorations: A unit owner or tenant may display reasonable holiday decorations that do not interfere with any other unit owner's quiet enjoyment of their unit. The decorations may be placed at a reasonable time in advance of the holiday not to exceed THIRTY (30) DAYS prior to the holiday. Holiday decorations shall be removed no later than TEN (10) DAYS after the holiday. In the event that any of the decorations placed constitute a nuisance or an unreasonable source of annoyance to any other unit owner or tenant, the decorations shall be removed immediately by the violating unit owner upon notification by the Board of Directors or the property manager. The Board of Directors or property manager shall also have the right to enter the limited common areas of the offending units and remove holiday decorations.
 8. Grilling: The use of propane gas or charcoal for grilling on a porch or lanai is strictly prohibited. Grilling using gas or charcoal must be done a minimum of ten (10) feet from any structure. The use of an electrical grill is permissible.

PETS:

1. Rental Units: No pets of any kind are permitted in leased units.
2. Leashing and Waste: All animals shall be leashed (if outdoors), or kept within the Living Unit and shall not be permitted to roam free. Owners who walk their pets on Community Association and Neighborhood Common Areas must clean up after their pets. Pets may not be left unattended or leashed in yards or garages or on porches or lanais.
3. Commercial Activities Prohibited: Commercial activities involving pets, including without limitation, boarding, breeding, grooming or training, are not allowed.
4. Enforcement: If in the opinion of the Board, any pet becomes the source of unreasonable annoyance to others, or the owner of the pet fails or refuses to comply with these restrictions, the owner, upon written notice, may be required to remove the pet from the Community.
5. Number and Type: Not more than two (2) commonly accepted household pets such as a dog or cat, and reasonable numbers of tropical fish or caged birds may be kept in a Living Unit. No reptiles, rodents, poultry, amphibians, swine or livestock may be kept in the condominium at any time. No pet shall weigh more than forty (40) pounds.

USE OF UNITS/COMMON AREAS:

1. Roof Access: No unit owner or tenant shall have access to the roofs of the units, and no unit owner or tenant shall walk upon the roofs of the buildings.
2. Lake Use: No swimming, boating, fishing or wading is allowed in the lakes at Moody River Estates.
3. Absence From Unit: In the event that any unit owner or tenant is absent from the unit for any period of time or during any natural emergency, such as in the event of a hurricane, the unit owner or tenant shall:
 - a. Remove all furniture, plants and other decorative items from lanais, patios and around the exterior of the unit;
 - b. Designate a caretaker, who shall be responsible for the maintenance of the unit and securing same in the event of a natural emergency, and;
 - c. All hurricane shutters shall be left secured in the open position unless and until a Hurricane Watch or other storm Warning is issued for the immediate area of Moody River Estates, and shall be re-secured in the open position immediately after the passing of same.



LEASING OF UNITS:

1. Lease Restrictions: Additional restrictions on leasing can be found in Article 13 of the Declaration.
2. Duration: No unit may be leased or rented for a period of fewer than thirty (30) consecutive days. A unit owner may lease only his entire unit. **NO** subleasing of units is permitted and no lease agreements can be assigned.
3. Occupancy: Each unit shall at all times be occupied by those individuals identified on the application to lease and the lease agreement between the tenant and unit owner. At no time shall the occupancy of the leased unit exceed six (6) individuals.
4. Use: No business, commercial activity or profession may be conducted from any unit, nor may the name of the condominium or the address of any unit be publicly advertised as the location of any business. No unit shall be used as a public lodging establishment.
5. Common Area Use: A unit owner that leases his or her unit shall not be entitled to the use of the Common Elements of the condominium properties (including the Moody River Estates Master Association Common Areas) during the period of the tenancy.

SIGNS:

1. Generally: No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of a parcel or home that is visible from the outside without the prior written approval thereof being first had and obtained from the Architectural Review Committee. Notwithstanding the foregoing, in accordance with Florida law, a unit owner or tenant may display one (1) portable, removable United States flag in a respectful way, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, unit owners or tenants may display, in a respectful way, portable, removable official flags, not larger than 4 1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.
2. For Sale or Rent Signs: No owner shall display a "For Sale", "For Lease", "Open House" or similar sign within a home or upon any part or parcel.
3. Enforcement: The Association may enter upon the parcel of an owner and remove any signs exhibited, displayed, inscribed, painted or affixed in violation of this provision, without being liable to the owners for such entry and removal, in addition to their right to pursue all other remedies available (i.e. fines, suspensions, etc.).

WASTE DISPOSAL:

1. Disposal: Each owner is responsible for disposing of their garbage and trash. Trash or garbage must be placed in appropriate trash receptacles with securely fastened lids, and all garbage and trash receptacles must be stored within garages.
2. Placement or Receptacles: Owners must bring trash receptacles to the curb for pick up only on the day of a scheduled garbage pick up and no sooner than 6:00 p.m. on the night before the pick up. After trash pick up, owners must immediately return their trash receptacles in the garage. All refuse must be placed at the curb in a container with a securely fastened lid. No refuse shall be placed at the curb in plastic or paper bags. Notwithstanding the foregoing, discarded durable items such as furniture or furnishings, packing boxes or other non-perishable personal items may be placed at the curb outside of such containers.



Name Lessee/Purchaser

Signature Lessee/Purchaser

Date: _____

Name Lessee/Purchaser

Signature Lessee/Purchaser

Date: _____

Name Lessee/Purchaser

Signature Lessee/Purchaser

Date: _____

THIS IS TO BE SIGNED BY ALL ADULTS RESIDING IN THE UNIT.

