

# ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.

## RULES AND REGULATIONS

Revised December 2016

1. Each one-bedroom unit is restricted to no more than two permanent occupants and each two-bedroom unit is restricted to no more than four permanent occupants. Each unit is restricted to residential use by the unit owner or lessee, their immediate family, and guests.
2. The following restrictions apply to unit rental: (a) All unit rentals are subject to Association approval. (b) Compliance with item 1 above. (c) Rental period is a minimum of 90 days by one lessee and his immediate family. (d) Unit owner shall complete the "Application for Approval of Lease" form, complying with instructions on the form. (e) Subleasing and time-sharing of the unit is prohibited. (f) Unit owner is responsible for insuring lessee complies with the use restrictions of the Condominium Association and shall provide lessee with a copy of the Rules and Regulations. Note: If lessee vacates the unit during the initial 90-day period the unit shall not be leased to a new lessee prior to the first day following the 90-day period.
3. No nuisance shall be allowed to be committed upon the condominium property, nor any use that is a source of annoyance to other residents, or which interferes with peaceful and proper use of the property by its residents.
4. All parts of the property shall be kept in a clean (no littering on property) and sanitary condition with no accumulating refuse or any existing fire hazard allowed to exist (do not throw cigarette butts on the grounds, walkways, or stairways). Garbage dumpsters are located on the perimeter of the property and no garbage or trash of any nature shall be left on the ground adjoining the dumpsters.
5. In the interest of hygiene and vermin control, all unit owners shall accept the pesticide service for their unit as provided by the Association. The Board of Directors may agree to exceptions if the unit owner can provide satisfactory evidence of the use of an efficient alternative treatment at the owner's expense.
6. No immoral, improper, or offensive activities shall be conducted on the condominium property and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.
7. The Board of Directors or Sentry Management, Inc. or employees of the Condominium Association may enter any unit at reasonable times for the following: (a) Maintenance, inspection, repair and improvements within units or common property. (b) An emergency that threatens units or the common property. (c) To ascertain compliance with the condominium documents. Note: Unit owners shall provide a key to their unit to the Condominium Association.
8. No sign, advertisement or notice of any type shall be posted on the common property or any unit. No exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the Association.
9. Walkways on buildings, whether on the ground or upper floors, shall be used ONLY for normal transit through them. It is prohibited to place any furniture, plants, packages or objects of any kind on walkways (this includes shoes outside the door).

10. It is prohibited to hang garments, rugs, towels, etc. from the windows or railings of the condominium. Residents are permitted to use a folding clothes rack (no clothes lines) on the porch. Please store the clothes rack when the clothes are dry.
11. It is prohibited to dust or shake rugs, etc., from walkways or windows (shaking rugs from upper level can shower debris on a person downstairs). Do not clean rugs, etc., by beating on the exterior of the condominium.
12. Vehicle parking spaces shall be used for no other purpose than parking personal automobiles, personal trucks, and personal vans that fit under the carport. All parked vehicles shall be in operating condition and have current registration. No other vehicles or objects including but not limited to; motorcycles, trailers, boats, and commercial or business vehicles will be parked or placed on the property. Commercial or business vehicles that are prohibited are defined as a car, truck, or van that has signage or accessories such as ladders, racks, and tools of a trade that are clearly visible or mounted in such a way that would indicate the vehicle to be other than a personal vehicle. Questionable vehicles or objects require permission by the Board of Directors in advance of parking on the premises.
13. Unit owners may keep one (1) small (30 pound) pet. Tenants shall not keep a four-legged pet of any kind. Pets shall be kept on a leash while on the condominium grounds. Pets shall not create a nuisance. No pet shall be kept on the porch when the owner is not in the unit. Unit owners shall clean up all solid wastes of their pet and dispose of such waste appropriately.
14. Unit owners shall not make any structural modifications or alterations to the unit. This includes but not limited to, changes to the exterior of the unit building such as painting or other decoration, the installation of awnings, electric wiring, air conditioning units or other things which might protrude through or be attached to the walls of the unit building.
15. Unit owners shall submit the "Architectural Approval Application" form to the Association Board, requesting permission to install hurricane shutters, storm doors, screen doors, security doors, sliding glass doors, vinyl sliders, etc. Unit owners shall comply with the instructions and specifications on the form. The Association shall not approve the use of plywood over windows and doors for protection during tropical storms and hurricanes.
16. Prior to the sale of a unit (but after receiving a sales contract), the unit owner shall complete the form entitled "Notice of Intent to Sell" and comply with the instructions on the form. Unit owners shall have the first right over non-unit owners to accept such a sale at the bona fide offer price on the terms contained in the notice (sales contract) provided they notify St. Lucie Gardens Condominium Association, Inc. in writing of acceptance within ten (10) days after the date of the notice (posting of the sales contract). Except in the case of transfers of ownership among and between co-owners, the Condominium Association shall have the right of first refusal to accept such a sale at the bona fide offer price on the terms contained in the notice provided the Condominium Association notifies the seller in writing within (14) fourteen days from the receipt of the seller's notice (sales contract).
17. Unit owners and tenants shall observe the porch use restrictions attached hereto.
18. No hibachi, gas-fired grill, charcoal grill, electric grill or other similar devices used for cooking, heating, or any other purpose, can be used, kindled or stored on any balcony or porch, under any overhanging portion, or within 10 feet of any structure. The gas-fired grill on the pool deck is available for use by residents. Users are responsible for cleanup of grill.
19. All unit owners, tenants and their guests shall observe the speed limit of ten (10) miles per hour while driving on the condominium property.

20. The laundry room facilities are for the convenience of all residents and shall be used with consideration to others. Do not start the washer before 8:00 a.m. or after 9:00 p.m. Clean up any spilled laundry products, remove lint from the dryer and do not leave clothes in washer or dryer after cycle is complete (someone else may be waiting to use the machines). The trash container in the laundry room is for disposing of empty laundry detergent, bleach and softener containers only. Do not put food, beverage bottles or any kitchen garbage in the trash container. The container is not emptied daily. Turn off the light and lock the door when leaving.
21. Unit owners, tenants and their guests shall observe the pool rules attached hereto.
22. No vehicle washing is permitted anywhere on the condominium property except in the designated vehicle wash area which is located on the north side of the condominium property between buildings 5 and 6.
23. When a resident (unit owner or tenant) is away and arranges for guests, including family, to reside in the unit, the resident (unit owner or tenant) is requested to complete the "Guest Registration" form and provide to St. Lucie Gardens Condominium Association, Inc. This registration is required for the purpose of having a contact name and telephone number in the case of an emergency. St. Lucie Gardens Condominium Association, Inc. is responsible for knowing who, when and how many persons reside in a unit.
24. Hot tubs are not permitted on the premises. The complex does not have provisions for adding water to the tub or emptying water from the tub.
25. Residents shall insure that the water supply to their unit is turned off if the unit is unoccupied for 48 hours or longer. Failure to comply may result in liability for any water damage to adjacent units.
26. Unit owners, whether local or not, and all residents shall adhere to the Hurricane Preparation and Disaster Plan during hurricane season. If your unit is not occupied during the hurricane season (June 1 through November 30), please move all porch furnishings, including vinyl sliders, inside your unit. If your unit is occupied during the hurricane season and there is a threat of a hurricane, please move all porch furnishings inside your unit before evacuating. This is to protect your furnishings, the screens on your porch and to avoid your furnishings from becoming flying objects in high winds.
27. Bicycles are not permitted to be stored on common property. This limits bicycle storage to your storage cage in the laundry room, screened porch or inside your unit.
28. Window treatments that are visible from the outside shall be appropriate window coverings. Color shall be neutral and blend with the exterior walls of the building.
29. Unit numbers on the exterior doors are the responsibility of the Association and may not be installed by residents. No names or plaques are permitted.
30. No objects shall be attached to the exterior door except a bronze door knocker or door bell. Knocker size is limited overall to vertical 6 inches by 3 inches wide.
31. No one other than tree professionals are permitted to climb trees on property.

## PORCH USE RESTRICTIONS

The porch is a limited common element (used exclusively by the unit that it adjoins but owned by the Association). Expenses of maintenance, repair or replacement, relating to the porch or involving structural maintenance shall be treated as and paid for as a part of the common expenses for the Association. However, the expense of maintenance, repair or replacement made necessary by the act of any unit owner, including owner's tenant, shall be borne by said unit owner.

The Cathodic Protection System was installed in all upper level porch floors, upper level walkways and the stairways. Note: the upper level porch floor functions as the ceiling for the lower level porch. To prevent disruption of the Cathodic Protection System, penetrations shall not be permitted into upper level porch floors, lower level porch ceilings, upper level walkways and stairways.

Porch floor: Tile is permitted on the lower level porch floors but is not permitted on the upper level porch floors to avoid the removal of tile for maintenance if the Cathodic Protection System is disrupted. Owners are permitted to paint the floor surface but shall use 100% acrylic paint only. Carpet or rugs shall not be glued or tacked to the floor surface. Small area rugs are permitted. If a rug on the upper level porch floor gets wet please remove from the floor for drying. To protect the Cathodic Protection System in the upper level porch floor, water cannot be permitted to intrude through a crack in the acrylic coating. Therefore, please report to the office any cracks or tears in the acrylic coating. Use protectors/pads on all metal furniture legs to avoid metal-to-metal contact with the Cathodic Protection System in the floor.

Porch Maintenance. To alleviate future maintenance problems for the Association, **residents are permitted to fasten, affix or hang objects only on the wood wall around the closet door**. Residents are not permitted to hang objects on, fasten on, affix to or penetrate the surfaces of the stucco walls, ceiling, the screen wall(s), including the bronze aluminum screen frame and the wall (where it exists) between the screen frame and the ceiling. Caution: Hanging objects are a safety concern in high winds.

Porch light fixture: use a maximum of 60 watt light bulb (or a mini fluorescent lamp to conserve energy).

Note: Porches (screened, screened with vinyl sliders or glass enclosed) shall not be used for storage. Porch closet doors shall be closed at all times. Be cognizant of the appearance of your porch: keep it tidy and use porch (patio) furniture only (no interior-style furnishings or make-shift furnishings).

Glass enclosures shall not be permitted. At present there are 3 units with glass enclosures that are grandfathered for the life of the enclosures. Vertical blinds, permitted on glass enclosures, shall be attached ONLY to the glass enclosure frame. Maintenance is the responsibility of the owner. The walls of the building, the closet and the ceiling within the glass enclosure remain limited common elements and subject to use as defined by the Association Board.

An owner that elects to add vinyl sliders to the screen porch shall submit an Architectural Approval Application to the Association Board requesting permission to make the addition. The unit owner is responsible for the expense of the vinyl sliders, including the standalone frame (vinyl sliders shall not be attached to the frame of the screen enclosure), the installation (shall comply with specifications of Association and building codes) and maintenance. The walls of the building, the closet and the ceiling within the vinyl sliders remain limited common elements and subject to use as defined by the Association Board. Vinyl sliders shall be removed and stored inside the unit when there are threats of high winds and when the unit is not occupied.

## POOL RULES

1. Private Pool for Use Only by Residents and Their Guests.
2. Pool Hours – Dawn to Dusk (25 minutes after sunset)
3. Swim at Your Own Risk. No diving allowed.
4. Children 12 and Under Should be Supervised by an Adult.
5. Radios May Be Used Only with Headphones.
6. No Running or Creating Excessive Noise.
7. No Glass Containers in Pool or Pool Area.
8. No Food or Drink within Four Feet of Pool.
9. No Water Games Which Cause Annoyance to Other Guests.
10. Cover Chairs and Lounges with Towel if Using Lotion/Oils of Any Kind.
11. Replace Chairs and Lounges after Use.
12. Shower Before Using Pool.
13. No Pets of Any Kind Allowed around the Pool.
14. Pool Capacity - 27 Persons.
15. Safety Line (Rope with Floaters) Shall Be Attached – Do Not Sit on Safety Line.
16. Pool Users Must Access Restrooms by the East Door of the Clubhouse and Must Not Enter the Clubhouse Room in Swim Wear.

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.**  
**Architectural Approval Application**

**TO:** Board of Directors

**FROM:** Unit Owner's Name \_\_\_\_\_  
Unit Number & Phone Number \_\_\_\_\_

I apply for consent to replace or add the items checked below to my unit.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Screen Door   | <input type="checkbox"/> Door Bell or Knocker | <input type="checkbox"/> Enclose Patio      |
| <input type="checkbox"/> Security Door | <input type="checkbox"/> Windows              | <input type="checkbox"/> Hurricane Shutters |
| <input type="checkbox"/> Exterior Door | <input type="checkbox"/> Sliding Glass Door   | (Where are shutters to be placed?)          |

Specific description of proposed item not described above (add diagrams, brochures, or extra pages when necessary) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Unit Owner's Signature and Date \_\_\_\_\_

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**Instructions** - Return this form to St. Lucie Gardens Condominium Association, Inc., C/O Sentry Management, 597 Haverty Court, Suite 110, Rockledge, FL, 32955 Phone (407) 638-8880, ext. 56001. Do not begin work until approval is received.

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**To Unit Owner From the Association** Date form received \_\_\_\_\_

Approved  Disapproved

Approval is given on the condition that agreed upon specifications are followed. The completed work must meet the Architectural Standards of St. Lucie Gardens Condominium Association, Inc.

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature and Date \_\_\_\_\_

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Completed work meets the Architectural Standards of St. Lucie Gardens Condominium Association, Inc.

Inspector's Signature and Date \_\_\_\_\_

Approval Property Manager, Signature and Date \_\_\_\_\_

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Note: These items have been reviewed for the limited purpose of determining the aesthetic compatibility with the condominium in general. These are approved on a limited basis. No review has been made with respect to functionality, safety, compliance with governmental regulations, or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to this approval.

<p style="text-align: center;"><b>ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.</b> <b>Architectural Approval Application</b></p>
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**Architectural Changes Adopted by the Association**

**Screen Doors and Security Doors**

1. Screen doors are not required on the front entrance to the units.
2. Two types are permitted. (a) Aluminum frames, color bronze, style a combination of square weave screen and single lite glass, or single lite glass or solid screen, with bronze fittings including the handle. Clear glass or a bronze non-reflective tint is permitted. (b) Security doors, wrought-iron-like with 1/2 inch square bars, 6 inches apart. Color of security doors must be bronze, like the exterior metal door, or black. Screens must be bronze or charcoal, square weave.
3. No plaques, objects or decorations may be placed on the screen door.
4. The Association shall supply the paint for screen doors to match the exterior metal doors when needed and shall bear the cost. The unit owner is to supply the labor.

**Exterior Door**

1. The exterior door must be replaced with like-and-kind, including color, and is the responsibility of the unit owner when the door opens inward. The Association shall supply the paint for the exterior door when needed and shall bear the cost. The unit owner is to supply the labor.
2. No decoration may be placed on the door except for tasteful holiday decorations put up no sooner than thirty days prior to the holiday and taken down no later than fifteen days after the holiday.

**Door Bells and Knockers**

1. No objects may be attached to the exterior metal door except a bronze knocker or door bell. Knocker size is limited overall to vertical 6 inches by 3 inches wide.

**Unit Identification**

1. Unit numbers are the responsibility of the Association and may not be placed by owners. No names or number plaques are permitted.

**Flags**

1. A unit owner may display one portable, removable United States flag in a respectful way from the balcony or patio.

**Hurricane Shutters**

1. The shutters shall be white in color, aluminum form-filled, horizontal with a square box and comply with South Florida Building codes. A center post is permitted.
2. Installation, replacement, operation, repair, and maintenance of such shutters is the responsibility of the unit owner.

**Security Bars**

1. Window security bars are not permitted on the exterior of the building.

**Window Treatment**

1. Any window treatment, including interior security bars, visible from the outside shall be white, tan or off-white.



**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.  
APPLICATION FOR APPROVAL OF LEASE**

Unit number \_\_\_\_\_ Property Owner Name \_\_\_\_\_

Complete the application and attach a non-refundable check in the amount of \$60.00 for each adult, except husband & wife, payable to St. Lucie Gardens Condominium Association, Inc. **Approval requires seven (7) to ten (10) business days.** Copy of the lease agreement to be provided upon approval and prior to occupancy. Hand deliver or mail to Sentry Management, Inc. at 597 Haverty Court, #110, Rockledge, FL 32955. This is a deed restricted community with restrictions including, but not limited to, the following:

- The minimum lease period is ninety (90) days.
- Lessee may **not** have a four-legged pet of any type (including 'guest' pets).
- Use of the unit in its entirety is limited to single-family residency.
- Unit is to be occupied by no more than four persons for two-bedroom, two persons for one-bedroom.
- Lessee may **not** sub-let unit or a room.
- The Association shall have a key to the unit for emergencies.
- There are limitations on the types of vehicles allowed.

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**THIS SECTION TO BE COMPLETED BY LESSOR (OWNER)**

In compliance with the Declaration of Covenants, Conditions and Restrictions of the Association named above, I (we) hereby serve notice that, as Owner (s) or Agent of the above referenced unit, I (we) intend to offer said unit for lease in accordance with the completed application.

Unit to be leased beginning \_\_\_\_\_ and ending \_\_\_\_\_ at the monthly rate of \$ \_\_\_\_\_

I (we) understand and hereby agree that I am (we are) fully responsible for ensuring that my (our) lessee(s) and their guests abide by the Declaration of Covenants and Restrictions of the Association. **I further agree to provide said Lessee(s) with a copy of the current Rules and Regulations.**

Owner/Agent Signature \_\_\_\_\_

Please Print Name \_\_\_\_\_

Phone No. (Home) \_\_\_\_\_

Phone No. (Office/Cell) \_\_\_\_\_

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**THIS SECTION TO BE COMPLETED BY LESSEE  
THE BOARD WILL NOT ACCEPT PARTIALLY COMPLETED FORMS**

I (we) intend to lease unit \_\_\_\_\_ at 201 St. Lucie Lane, Cocoa Beach, FL 32931 beginning \_\_\_\_\_ and ending \_\_\_\_\_. I am (we are) aware that any falsification or misrepresentation of the information contained herein will result in automatic rejection of this application. I (we) consent that you may make further inquiry concerning this application and I (we) hereby release any of the above from any liability and responsibility arising from their doing so.

**APPLICANT NAME AND ADDRESS INFORMATION**

Name(s): Last, First and Middle \_\_\_\_\_

Present Home Address \_\_\_\_\_

Name/phone no. of Current Landlord \_\_\_\_\_

How long at Present Address \_\_\_\_\_

Previous Home Address \_\_\_\_\_

(If less than 3 years at \_\_\_\_\_

present address) \_\_\_\_\_

Name/phone no. of Prior Landlord \_\_\_\_\_

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.  
APPLICATION FOR APPROVAL OF LEASE**

**APPLICANT IDENTIFYING INFORMATION**

Country of Citizenship	_____
Place of Birth	_____
Driver License Number	_____
State/Province of Driver License	_____

**APPLICANT EMPLOYMENT INFORMATION**

Employer Name	_____
Employer Address	_____
Employer Phone Number	_____
How Long with this Employer?	_____

**APPLICANT INTENDED USE OF UNIT**

Leasing Unit For:	• Personal Housing _____	Relative Housing _____	Second Home _____
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**UNIT OCCUPANTS**

Indicate the names, ages and relationships of those who will occupy the unit.
_____
_____
_____

**APPLICANT EMERGENCY INFORMATION**

Name of person to be notified	_____
Relationship of person to be notified	_____
Address of person to be notified	_____
Phone number of person to be notified	_____

**APPLICANT PRIOR COMMUNITY ASSOCIATION OR APARTMENT RESIDENCE**

Is your present residence a community association or apartment, or have you resided in a community association or apartment within the past three years? • Yes • No	
If yes, complete the following information for the most recent association or apartment occupancy:	
Name of association or apartment	_____
Phone number of association or apartment landlord	_____
Dates resided there	_____

**APPLICANT MOTOR VEHICLES**

Make/Model/Year of 1st Vehicle	_____
State License number of 1st vehicle	_____
Make/Model/Year of 2nd Vehicle	_____
State License number of 2nd vehicle	_____
If additional Vehicle, check here _____ and list on separate sheet	_____

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.  
APPLICATION FOR APPROVAL OF LEASE**

**APPLICANT GENERAL INFORMATION**

Have you ever been adjudicated guilty of a felony or first-degree misdemeanor? • Yes • No  
If yes, for each offense, complete the following information and attach additional sheets if necessary:

Name of Court \_\_\_\_\_

State or Province of Court \_\_\_\_\_

Charge of which Convicted \_\_\_\_\_

Date of Conviction \_\_\_\_\_

Sentence of Court \_\_\_\_\_

List all adjudicated traffic violations in the last seven years:

\_\_\_\_\_

Do you have any recreational vehicles such as motorcycles, boats, ATV's, etc. • Yes • No

If yes, describe what arrangements you intend for the local storage of these vehicles \_\_\_\_\_

\_\_\_\_\_

I (we), as lessee(s), acknowledge and understand that the property offered for lease is in a community governed by the Declaration of Covenants, Conditions and Restrictions of the Association, including the Rules and Regulations, which are applicable to the Unit and the Common Property. I (we) understand that any violation of the terms, provisions, conditions, and declarations of the Association documents provides cause for immediate action as therein provided or termination of the lease under appropriate circumstances. **I (we) have received and agree to read and abide by the Rules and Regulations.**

Date \_\_\_\_\_

Lessee Signature \_\_\_\_\_ Phone no. \_\_\_\_\_

Lessee Signature \_\_\_\_\_ Phone no. \_\_\_\_\_

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.  
APPLICATION FOR APPROVAL OF LEASE**

**RENTAL PAYMENT AGREEMENT**

The Unit Owner(s) agree(s) if said Unit Owner(s) is (are) delinquent in paying any monetary obligation due to the association, the association will demand the Tenant pay by check to St. Lucie Gardens Condominium Association the subsequent rental payments and continue to make such payments until all monetary obligations of the Unit Owner(s), related to the unit, have been paid in full to the association. The Tenant must pay the rental payments (monetary obligations) to the association until the association releases the Tenant or the Tenant discontinues tenancy in the unit. Any monies collected in excess of the monetary obligations will be forwarded to the Unit Owner(s).

The Unit Owner is responsible for all monetary obligations due to the association.

Upon notification to the Tenant of rental payment redirection, the failure of the Tenant to do so will be a breach of this Agreement and void the lease with the Unit Owner.

\_\_\_\_\_  
Agreed: Unit Owner                      Date

\_\_\_\_\_  
Agreed: Tenant                              Date

\_\_\_\_\_  
Please print owner name

\_\_\_\_\_  
Please print tenant name

\_\_\_\_\_  
Agreed: Unit Owner                      Date

\_\_\_\_\_  
Agreed: Tenant                              Date

\_\_\_\_\_  
Please print owner name

\_\_\_\_\_  
Please print tenant name

Unit # \_\_\_\_\_

Please remit to:    St. Lucie Gardens Condominium Association, Inc.  
                              c/o Sentry Management, Inc.  
                              597 Haverty Court, Suite #110  
                              Rockledge, FL 32955

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**THIS SECTION FOR ASSOCIATION USE ONLY**

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Date \_\_\_\_\_

By: \_\_\_\_\_ Title \_\_\_\_\_

Application Fee Received? Yes \_\_\_\_\_ No \_\_\_\_\_ Check # \_\_\_\_\_

Comments: \_\_\_\_\_

**NOTICE OF INTENT TO SELL**

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.**

UNIT NUMBER/ADDRESS \_\_\_\_\_

DATE \_\_\_\_\_

Two copies of this Notice of Intent to Sell, a check for \$25.00 payable to St. Lucie Gardens and a fully executed copy of the related sales contract must be sent to St. Lucie Gardens, 201 St. Lucie Lane, #251, Cocoa Beach, FL 32931.

**THIS SECTION TO BE COMPLETED BY SELLER**

In compliance with the Declaration of Condominium of the Association named above, I (we) hereby serve notice that, as Owner (s) or Agent of the above referenced unit, I (we) intend to offer said unit for sale in accordance with the attached Contract for Sale.

Unless I am notified to the contrary within 14 days from the date of posting of this completed notice and attachment, I will advise Purchaser that the proposed sale has been approved.

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
OWNER'S SIGNATURE

\_\_\_\_\_  
PLEASE PRINT NAME

\_\_\_\_\_  
PLEASE PRINT NAME

PHONE NUMBER HOME \_\_\_\_\_

PHONE NUMBER OFFICE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

**THIS SECTION TO BE COMPLETED BY PURCHASER  
THE BOARD WILL NOT ACCEPT PARTIALLY COMPLETED FORMS**

I (we) intend to purchase unit number/address \_\_\_\_\_

I (we) are aware that any falsification or misrepresentation of the information contained herein will result in automatic rejection of this application.

I (we) acknowledge and understand that the property offered for sale is governed by condominium documents and rules and regulations, which are applicable to both the Unit and Common Property, and which may be amended from time to time by the Association named above. I (we) agree to abide by documents and rules and regulations.

I (we) are purchasing this property with the intention to: (circle one)

1. Reside as owners on a full-time basis
2. Reside as owners on a part-time basis.
3. Lease the property.

I (WE) consent that you may make inquiry concerning this application, particularly of the references given below.

PURCHASER \_\_\_\_\_ SS# \_\_\_\_\_  
OCCUPATION \_\_\_\_\_ HOW LONG \_\_\_\_\_  
EMPLOYER \_\_\_\_\_ PHONE # \_\_\_\_\_  
PURCHASER \_\_\_\_\_ SS# \_\_\_\_\_  
OCCUPATION \_\_\_\_\_ HOW LONG \_\_\_\_\_  
EMPLOYER \_\_\_\_\_ PHONE # \_\_\_\_\_

CURRENT HOME ADDRESS \_\_\_\_\_  
\_\_\_\_\_

CURRENT PHONE NUMBER \_\_\_\_\_ HOW LONG AT CURRENT ADDRESS? \_\_\_\_\_

**UNITS ARE FOR SINGLE FAMILY USE ONLY. THE FOLLOWING PERSONS WILL OCCUPY THE UNIT.**

NAME: \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_  
NAME \_\_\_\_\_ RELATIONSHIP \_\_\_\_\_

**THE FOLLOWING PET (S) WILL OCCUPY THE UNIT:**

TYPE: \_\_\_\_\_ WEIGHT \_\_\_\_\_  
TYPE: \_\_\_\_\_ WEIGHT \_\_\_\_\_

**PERSON TO BE NOTIFIED IN CASE OF EMERGENCY:**

NAME \_\_\_\_\_ PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_

**AUTOMOBILE/VEHICLE INFORMATION:**

MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ TAG #: \_\_\_\_\_  
MAKE: \_\_\_\_\_ MODEL: \_\_\_\_\_ YEAR: \_\_\_\_\_ TAG #: \_\_\_\_\_

**CLOSING INFORMATION:**

DATE OF CLOSING: \_\_\_\_\_  
NAME OF CLOSING AGENT \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_  
NAME OF REAL ESTATE AGENT \_\_\_\_\_ PHONE NUMBER \_\_\_\_\_  
Dated this \_\_\_\_\_ day of \_\_\_\_\_

SIGNED \_\_\_\_\_ PURCHASER  
SIGNED \_\_\_\_\_ PURCHASER

**THIS SECTION FOR ASSOCIATION USE ONLY**

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ DATE: \_\_\_\_\_  
BY: \_\_\_\_\_ TITLE \_\_\_\_\_

## GUEST REGISTRATION

To: The Board of Directors  
St. Lucie Gardens Condominium Association, Inc.  
201 St. Lucie Lane #251  
Cocoa Beach, Florida 32931

Guest(s) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Note: Limit of (4) persons per 2 bedroom unit; (2) per 1 bedroom unit.**

is / are authorized to occupy Unit No. \_\_\_\_\_ in my absence between the dates of  
\_\_\_\_\_ and \_\_\_\_\_ . It is understood and agreed

that the Rules and Regulations, governing the use and enjoyment of our facilities by temporary  
residents of St. Lucie Gardens, have been furnished to and will be observed by the guest(s).

Owners are responsible for providing the Rules and Regulations to their guest(s).

My guest(s) will / will not be arriving by automobile. If so, they have been instructed to park  
within my assigned parking space No. \_\_\_\_\_. The guest(s) automobile registration tag  
number is {State} \_\_\_\_\_ {No.} \_\_\_\_\_ or will be a leased vehicle.

In case of an emergency involved with my guests, please notify:

Name \_\_\_\_\_ Telephone \_\_\_\_\_

Owner Signature \_\_\_\_\_

Date \_\_\_\_\_

Owners are responsible for the actions of their guests and will be held liable for any damages  
caused by neglect.

**ST. LUCIE GARDENS CONDOMINIUM ASSOCIATION, INC.  
EMERGENCY CONTACT INFORMATION**

(Note: This private information will not be shared - for association business only.)

**UNIT OWNERS NAME** \_\_\_\_\_

201 ST. LUCIE LANE, UNIT# \_\_\_\_\_, COCOA BEACH, FL 32931

PHONE NUMBER(S) \_\_\_\_\_

**ADDRESS & PHONE NUMBER, OTHER THAN ST. LUCIE GARDENS, (if one):**

ADDRESS \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

**DOES ANYONE HAVE A KEY TO YOUR UNIT OTHER THAN YOURSELF OR THE  
ASSOCIATION?** YES \_\_\_\_\_ NO \_\_\_\_\_

IF YES, WHO? \_\_\_\_\_

PHONE NUMBER? \_\_\_\_\_

**PERSONS TO CONTACT IN CASE OF AN EMERGENCY:**

Name \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

Name \_\_\_\_\_

Relationship \_\_\_\_\_

Address \_\_\_\_\_

Phone Number \_\_\_\_\_

**Return to:**

St. Lucie Gardens Condo Assoc, Inc.  
201 St. Lucie Lane #251  
Cocoa Beach, FL 32931

or fax to: (321) 783-1330