

**HARBOUR ISLE AT HUTCHINSON ISLAND EAST**

**CONDOMINIUM ASSOCIATION, INC.**

c/o Bristol Management Services, Inc.

6A Harbour Isle Drive East . Fort Pierce, Florida, 34949.

OFFICE 772-595-3660 OFFICE\* FAX 772-595-8809

www.harbourisleeast.org

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**Purchase or Rental Application- ( Circle One ) PLEASE PRINT CLEARLY** Application Date: \_\_\_\_\_

Name(1.) \_\_\_\_\_ Social Security#: \_\_\_\_\_ D.O.B. \_\_\_\_\_

Name(2.) \_\_\_\_\_ Social Security#: \_\_\_\_\_ D.O.B. \_\_\_\_\_

Harbour Isle East Property Address: \_\_\_\_\_ Expected Occupancy Date: \_\_\_\_\_

Present Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Current Rent/Mortgage Amount \_\_\_\_\_ How Long Occupied: \_\_\_\_\_ Rent or Own (circle one)

Telephone #: \_\_\_\_\_ Alt. Telephone # \_\_\_\_\_ Monthly Salary \_\_\_\_\_

Name of Owner, if Renting \_\_\_\_\_ Owners Phone#: \_\_\_\_\_

IN CASE OF EMERGENCY NOTIFY: \_\_\_\_\_ RELATIONSHIP: \_\_\_\_\_ TELEPHONE# \_\_\_\_\_

Applicant Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

Co-Applicant Employer: \_\_\_\_\_ Telephone: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_

Will Anyone other than Applicant/Co-Applicant and Children reside in this unit? Yes \_\_\_ No \_\_\_ List \_\_\_\_\_

(PURHASERS) Do you have any pets residing in the unit? Yes \_\_\_ No \_\_\_ if yes complete a Pet Registration form located in The Office.

RENTERS)- NO PETS PERMITTED. INITIAL \_\_\_\_\_

Driver's License # \_\_\_\_\_ Make \_\_\_\_\_ State/Model \_\_\_\_\_

Driver's License# \_\_\_\_\_ Make \_\_\_\_\_ State/Model \_\_\_\_\_

COMMERCIAL OR RECREATIONAL VEHICLES, BOATS, CAMPERS, TRUCKS, TRAILERS OR PANELED VANS ARE NOT PERMITTED ON THE PROPERTY -----INITIAL HERE \_\_\_\_\_

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2 BARCODES WILL BE ISSUED TO OWNERS AT NO CHARGE, ADDITIONAL BARCODES INCLUDING THOSE FOR LESSEES WILL BE CHARGED AT \$15.00 PER BARCODE. 2 SWIPE CARDS WERE ISSUED TO ORIGINAL OWNWERS. ADDITIONAL SWIPE CARDS ARE AVAILABLE IN THE MANAGER'S OFFICE AT A COST OF \$100 PER CARD.

**HARBOUR ISLE EAST  
CONDOMINIUM ASSOCIATION, INC.**

**ACKNOWLEDGEMENT**

I agree to abide by the rules and regulations of the HARBOUR ISLE EAST CONDOMINIUM ASSOCIATION, INC. and am subject to the Declaration of Covenants of HARBOUR ISLE EAST CONDOMINIUM ASSOCIATION, INC. Failure to comply with terms and conditions thereof shall be a material default and breach of the lease agreement.

\_\_\_\_\_  
Owner (1)

\_\_\_\_\_  
Owner (2)

\_\_\_\_\_  
Lessee/Purchaser (1)

\_\_\_\_\_  
Lessee/Purchaser (2)

\_\_\_\_\_  
For and on behalf of the Board of Directors

Date: \_\_\_\_\_

**HAVE YOU EVER BEEN CONVICTED OF A CRIME, PLEAD GUILTY OR NO CONTEST TO A CRIMINAL CHARGE, OR ENTERED INTO AN AGREEMENT SETTING FORTH THE TERMS LEADING TO THE REDUCTION OR DISMISSAL OF THE CHARGES? Yes or No**

**NOTE: A "YES" answer to this question will not automatically bar you from housing. The nature, relatedness, severity and date of the offense in relation to the housing for which you are applying are considered. Crime conviction check will be conducted. Failure to disclose requested information will result in withdrawal of offer of housing.**

If "YES," please describe. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Where convicted? \_\_\_\_\_

When convicted? \_\_\_\_\_

**PLEASE READ ALL TERMS BELOW AND SIGN**

It is understood that the premises are to be used as a residence to be occupied by not more than \_\_\_\_ persons and that occupancy is subject to possession being delivered by present occupant. An application fee of \$100.00 paid to the Association, with the clear understanding that this application, including each prospective occupant, is subject to approval and acceptance by the Association in its sole discretion. I hereby authorize the Association to obtain information it deems desirable in the processing of my application, including; credit reports, civil or criminal actions, rental history, employment/salary details, police and vehicle records, and any other relevant information; and releases the Association, its employees and agents from all liability for any damage whatsoever incurred in furnishing or obtaining such information. Applicant understands that in no event is the application fee refundable. The applicant hereby waives any claim for damages by reason of non-acceptance of this application which the Association or its agent may reject without stating reasons for so doing. It is further agreed that if any information herein is false, the lease made on the strength of this application may, at the option of the Association, be terminated at any time.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Co-Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**APPLICATION INSTRUCTIONS:**

1. Fill out notification completely, and submit to HARBOUR ISLE EAST CONDOMINIUM ASSOCIATION, 6A Harbour Isle Drive East, Fort Pierce, FL 34949, or fax to (772) 595-8809. Please allow 10 days for review and action to be taken by the Harbour Isle Condominium Association, Inc. There is a \$100.00 Non-Refundable application fee, for both Rentals and Sales, payable to Harbour Isle East.
2. Above signed acceptance of the Rules and Regulations must be submitted along with the application, as well as a copy of the lease agreement or the purchase contract.

Every effort will be made to expedite the notification process.

**HARBOUR ISLE EAST  
CONDOMINIUM ASSOCIATIONS, INC.**  
*(For Unit Owner Use, Please retain for your records)*

Dear Renter:

Welcome to our community. I am sure you'll enjoy living here. Before you move into Harbour Isle, I'd like to tell you some important things that will make your stay here more enjoyable and help to avoid problems.

1. As you know, Harbour Isle isn't a rental property; it's a community association. Your neighbors own their units and are members of the association. The association is a not-for-profit corporation that operates according to a variety of governing documents, mainly to enforce the governing documents (including the association's rules) and to maintain the common areas. It acts through a board of directors made up of member volunteers who are elected by other members. This makes Harbour Isle quite different from a rental property. For one, protecting units' property values is very important to everyone here, and many of the association's rules are aimed at doing that. So members rely on each other—and on renters in the community—to follow those rules. If a renter, for instance, hangs an unsightly sign on the unit he's renting, he could end up decreasing the value of his neighbors' units. So please keep in mind the important reasons behind Harbour Isle's rules, and follow them at all times. (I'm enclosing a copy of the rules for you to look over. Please call me if you have any questions about any of them.)
2. As a member of the association, I am legally obligated to follow the association's rules. Your lease obligates you to do the same. (See Acknowledgement which is part of the Application.)
3. If you violate any association rules, that's also a violation of your lease, and will have the same possible consequences.
4. If you violate any association rules, the association has the right to fine me. If that happens, not only will it be a default under the terms of your lease, but you'll also have to reimburse me for the amount of the fine. If necessary, I can deduct that amount from your security deposit.
5. Finally, if you violate any association rules, even if I don't want to force you to comply with them—or evict you for having violated them—the association has the right to do so itself.

I want to make sure that you understand just how important it is for you to follow the association's rules. Harbour Isle is a great place to live, and as long as you abide by its rules, I'm sure you'll have a great time here. Please feel free to call me at any time with questions or concerns.

Sincerely yours,

\_\_\_\_\_  
Harbour Isle Unit Owner

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

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature Lessee (1)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature Lessee (2)

\_\_\_\_\_  
Date

# HARBOUR ISLE EAST CONDOMINIUM ASSOCIATION

Resident Name \_\_\_\_\_ Building \_\_\_\_\_ Unit \_\_\_\_\_

(Please Initial)

1. Make sure you have house key, mailbox key, access code, and parking space #. \_\_\_\_\_
2. Nothing can be placed on the outside of the unit. Bikes can be stored under the stairwell on the first floor at your own risk. The dumpster room is not for storage. \_\_\_\_\_
3. No disturbing noises shall be permitted on the property that would interfere with the rights and comforts of owners, tenants, guests or occupants. \_\_\_\_\_
4. No grilling and/or barbeque equipment on or around the condominium unit. (See BBQ Temporary Rules) \_\_\_\_\_
5. Owners may have up to 2 domestic pets (See rules for restricted pets) \_\_\_\_\_
6. Lessees are not permitted to have any pets on the property (See rules) \_\_\_\_\_
7. All units must have appropriate window coverings as stipulated in the Architectural Guidelines (See Rules) \_\_\_\_\_
8. No boats, trailers, commercial vehicles, permitted within Harbour-Isle. (Except for deliveries) \_\_\_\_\_
9. Porticos are for loading and unloading. Overnight parking is not permitted. \_\_\_\_\_
10. No signs or lock boxes permitted anywhere on the property. \_\_\_\_\_
11. Clubhouse is for residents and guests only. All guests MUST be accompanied by the resident at ALL times. (Guest passes are issued by the Mgmt. Office.) \_\_\_\_\_
12. Fitness Room: Proper attire must be worn. Exercise at your own risk. Children under 14 years must be attended by an adult 18 years or older. \_\_\_\_\_
13. Boxes must be broken down before being placed in dumpster. \_\_\_\_\_
14. Unit temperature must be maintained between 76-78 degrees at all times to avoid mold issues. If mold spreads from your unit to other units, you will be responsible for removing their mold as well as yours. \_\_\_\_\_

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Date

\_\_\_\_\_  
Office Staff

\_\_\_\_\_  
Date

PURSUANT TO SECTION 13.2 OF THE DECLARATION OF CONDOMINIUM OF HARBOUR ISLE AT HUTCHINSON ISLAND EAST, A CONDOMINIUM, THIS AMENDMENT WILL BECOME ATTACHED TO AND BECOME PART OF THE LEASE AGREEMENT BETWEEN THE HARBOUR ISLE EAST UNIT OWNER AND THEIR LESSEE IN ANY LEASE AGREEMENT.

13.2 CONTENTS IN LEASE AGREEMENT: Every lease as of the effective date of this Declaration, whether oral or written shall contain, and if it does not contain, shall automatically be deemed to contain the following:

13.2.1 The tenants and all Occupants shall abide by all provisions of the Condominium Documents, including the Rules, as amended from time to time.

13.2.2 The parties recognize that the Board on behalf of the Association, as agent for the landlord/Owner, has the power to evict or eject tenants and Occupants under Chapter 83, Florida Statutes, or otherwise, for violations of the Condominium Documents and the Rules, as amended from time to time.

13.2.3 If an Owner becomes delinquent in the payment of Assessments, or any other payment due to the Association pursuant to the provisions of the Condominium Documents, Owner assigns its right to receive rent pursuant to any Lease or Occupancy Agreement, and Owner hereby authorizes the Association to demand and immediately receive payment of all rent or other amounts due or becoming due under the Lease or Occupancy Agreement, up to an amount sufficient to pay all sums due from the Owner to the Association and until Owner's delinquency is fully cured, without the need to appoint a receiver. Owner assigns to the Association the right to take legal action for non-payment of rent, including the right to terminate the lease, and evict tenant and obtain possession of the Unit if tenant fails to pay the Association any amounts due. Owner remains liable for all amounts due the Association under the Condominium Documents, and shall be responsible for payment of such amounts if the tenant fails to make the payment to the Association pursuant to this provision. Owner shall remain responsible for any and all costs of collecting assessments or any other payment due to the Association, including costs and attorney's fees. The Association may, at any time, require a separate assignment of rent signed by Owner and tenant as a condition of approval by the Association.

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
LESSEE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MANAGEMENT/BOARD

\_\_\_\_\_  
DATE

**HARBOUR ISLE EAST RESIDENT INFORMATION SHEET**

**6A HARBOUR ISLE DR EAST**

**FORT PIERCE, FLORIDA 34949**

Date: \_\_\_\_\_ Effective Date: \_\_\_\_\_

4 Digit pin #: \_\_\_\_\_ Update Input: \_\_\_\_\_ Owner/Tenant Signature: \_\_\_\_\_

Circle one:            **Owner**            **Tenant** (if tenant, date lease ends \_\_\_\_\_)

Name: \_\_\_\_\_

BUILDING \_\_\_\_\_ UNIT \_\_\_\_\_

Local Residence Phone #: \_\_\_\_\_

Other Phone: \_\_\_\_\_ Mobile \_\_\_\_\_ Fax \_\_\_\_\_

Email Address: \_\_\_\_\_

**Please list all occupants living in home, including tenants, children, family, etc.:**

<b>Last Name:</b>	<b>First Name:</b>	<b>Relationship</b>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**Second Owner Name (if applicable)** \_\_\_\_\_

Do you consider yourself: \_\_\_ Year round resident; \_\_\_ Part year resident; \_\_\_ Landlord; \_\_\_ Tenant

**Permanent Authorized Guests (entry will be granted without calling homeowner)**

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**Vendor Information:**

Vendor: \_\_\_\_\_ Vendor: \_\_\_\_\_

Vendor: \_\_\_\_\_ Vendor: \_\_\_\_\_

Other: \_\_\_\_\_ Notes: \_\_\_\_\_

EMERGENCY CONTACT: \_\_\_\_\_