

UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.

c/o Communiqué
5824 Bee Ridge Road #413
Sarasota, FL 34233
(941) 706-0920

FEE \$150.00 PAYABLE TO:

Communiqué
(MAIL TO THE ABOVE ADDRESS)

DATE _____

SUBMIT THIS APPLICATION FOR SALE OR LEASE & INCLUDE A CHECK FOR \$150.00

TO: THE BOARD OF DIRECTORS OF UNIVERSITY GROVES ESTATES RESERVE ASSOCIATION, INC.
I/WE INTEND TO PURCHASE _____ OR LEASE _____ (PLEASE CHECK ONE)

THE PREMISES LOCATED AT: _____

THE CURRENT OWNERS ARE: _____

TELEPHONE: (HOME) _____ (WORK) _____ (CELL) _____
E-Mail Address _____

I/WE (BUYER) HAVE RECEIVED AND READ THE DECLARATION OF COVENANTS & RESTRICTIONS, THE RULES & REGULATIONS, THE ARTICLES OF INCORPORATION AND THE BYLAWS OF THE ASSOCIATION AND I/WE UNDERSTAND MY/OUR RESPONSIBILITIES AS AN OWNER(S) & I/WE AGREE TO ABIDE BY THE PROVISIONS OF SAID DOCUMENTS

WHERE APPLICABLE: Y _____ N _____

I/WE INTEND TO RESIDE _____ FULL TIME _____ PART TIME

Note: The Architectural Review Committee Must APPROVE ALL CHANGES TO THE EXTERIOR OF ANY PROPERTY

I/WE (LESSEE) HAVE RECEIVED AND READ THE RULES AND REGULATIONS (Attached) ADOPTED BY THE ASSOCIATION:

YES _____ NO _____

LEASE IS FOR THE PERIOD BEGINNING _____ AND ENDING _____

FULL NAME OF APPLICANT _____

FULL NAME OF SPOUSE/CO-APPLICANT _____

PRESENT ADDRESS _____

TELEPHONE: (HOME) _____ (WORK) _____ (CELL) _____

E-Mail Address _____

PLEASE LIST NAMES AND RELATIONSHIPS OF OTHER PERSONS WHO WILL BE PERMANENTLY OCCUPYING THE RESIDENCE:

NAME: _____ RELATIONSHIP: _____

NAME: _____ RELATIONSHIP: _____

I/WE INTEND TO RESIDE _____ FULL TIME _____ PART TIME

IF YOU HAVE A PET THAT WILL BE KEPT AT THE RESIDENCE: Type of Pet: _____ Weight: _____
All pets must be leashed and not allowed to run free. You must pick up after your pet and Manatee leash laws will be enforced.

MAKE, MODEL AND YEAR OF VEHICLES: _____

MAKE, MODEL AND YEAR OF VEHICLES: _____

BUYER/TENANT (SIGNATURE) _____ DATE _____ BUYER/TENANT (SIGNATURE) _____ DATE _____

BOARD/AGENT (SIGNATURE) _____ DATE _____

By signing above, I Hereby allow TENANT CHECK LLC and or the property owner / manager to inquire into my / our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK LLC has made an inquiry. I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK LLC now or in the future.

Rules and Regulations

For all Residents in University Groves Estates Reserve Association, Inc.
Amended & Adopted January 5, 2017

General

1. All residents within University Groves Estates are required to follow these Rules and Regulations. Residents are defined as homeowners and their families, tenants, guests, and invitees. Exceptions to these rules require a waiver by the Board of Directors. Failure to obtain a waiver can result in financial penalties, depending on the violation. By purchasing a unit within the community, you have given the Board of Directors the authority to levy these penalties in the form of fines or a lien against your property. The Board of Directors is assumed to act with their best judgment to maintain the excellent quality of life we currently enjoy within our community.

Homeowners Association (HOA) Assessment Collection Policy

2. Owners will be assessed quarterly dues. The assessment must be paid within 10 days of the due date. If later, fines may be assessed in accordance with Florida Laws.

Nuisances

3. Substances or devices which may lead to noxious odors are not permitted within or outside your residence.
4. No one is permitted to play or operate a musical instrument or play a stereo, television, radio or sound amplifier at a noise level which may disturb one's neighbors. No noise will be permitted within the community between the hours of 10:00 PM and 9:00 AM.

Garbage

5. Keep all garbage in sanitary containers totally within enclosed or screened areas (i.e., garage) and not placed outside these areas except on or just before the day of collection (7:00 PM the night before the day of collection). Homeowners must take reasonable precautions to prevent trash from blowing onto other homeowners' properties or into the community common areas, or being moved by animals.

Residential Community

6. Homes in the community are intended for use by single families, their domestic employees, and short-term (30 days or less) guests.
7. Only certain limited businesses may be conducted from a residence. No advertising of the home contact information (telephone number, address, email, website) is permitted either in print or electronically. No persons will be permitted to the home making deliveries, pickups, or for the purposes of doing business. No business traffic will be allowed. In short, business uses must be NON VISIBLE in the community.

University Groves Estates Reserve Association, Inc.

Rules and Regulations

Pets

8. An owner may keep up to three (3) animals customarily regarded as household pets (domestic animals, such as dogs, cats, birds, and small aquarium fish). No horses, cattle, swine, goats, poultry or other animals or fowl not customarily regarded as household pets shall be kept on any lot.
9. Each owner must dispose of all pet droppings.
10. All pets, when outside the home, must be kept on a leash or other suitable restraining device within the owner's constant control. No pet shall be permitted to run free.
11. No pet will be permitted to be a nuisance to one's neighbors.

Exterior Maintenance and Appearance

12. The Homeowners Association is responsible for maintaining the landscaping of your home. Any landscaping added beyond what was originally installed is the homeowner's responsibility to maintain and subject to Architectural Review Committee (ARC) approval.
13. The Homeowners Association will replace original plants failing to thrive, but turf (sod) replacement is at homeowner's expense.
14. The homeowner is responsible for maintaining the exterior (roof, walls, fences, garages, porches, patios) and general appearance of their property to meet acceptable community standards. Any repairs to these structures or painting/sealing are the homeowner's responsibility.
15. Homes must be repainted every 10 years. The initial period begins with the original purchase date. Any variation from the existing paint color or design must be approved by the Architectural Review Committee.
16. The Homeowners Association is responsible for the maintenance of the irrigation system, including any repairs to the pipes feeding the sprinklers/soakers. The irrigation system is under the control of the lawn maintenance company.

Plumbing/Air Conditioning/Heating

17. Maintenance of the gas/electric/county water connections to each home from the public utilities is the homeowner's responsibility. The required backflow valve inspection is the homeowner's responsibility. Repairs to the air conditioning/heating units or other appliances within each home are also the homeowner's responsibility.

Home Improvements/Additions

18. All improvements/additions to the exterior of a home or lot must be approved by the Architectural Review Committee and must meet both community and county/state requirements. Improvements include all pool, pool/patio cage (& related pool equipment), porch, patio, walkway, driveway modifications, fences, new plant installations, externally placed antennae, as well as roof upgrades or changes. Improvements should comply with the existing designs and color schemes of the community. Upon request, the management company will provide the Architectural Modification Request form.

19. Yard fences can only be wrought iron (black, brown or matching screen color), no more than 4 feet in height, and can only extend to the lot/property line. Fences will be approved on a case by case basis, due to the open character of the community and to minimize visual and physical impacts on adjoining properties. Landscaping issues may also arise with the addition of fences. Hedges and other landscaping to provide privacy are encouraged over fences, but drainage utility easement access must be maintained per individual lot surveys.

Parking

20. Only passenger vehicles are permitted, including cars, station wagons, passenger vans, passenger minivans, sport utility vehicles and pickup trucks. All of these vehicles must be kept in the driveway or in your garage. Temporary parking on the street for guests is allowed. No parking is allowed overnight on the street. No oversized vehicles will be permitted to be parked or kept within the community, except for loading and unloading. No parking is permitted on lawns, common areas, or blocking the sidewalk.

Common Areas

21. All property outside of platted lots is common area, conservation, or drainage utility easement. No modifications may be made outside platted lot lines without express permission of the Homeowner's Association and Manatee County.

Flags, Signs, Advertisements, Holiday Decorations

22. Generally, the only sign permitted to be displayed is one advertising the sale of the home. Signs for renting the property are not permitted. Signs may only be displayed after obtaining permission from the Board, must be within 12" of ground and installed with two stakes. Post signs are not permitted. Maximum size: 30" tall & 30" wide. Only one sign per property is allowed, must be installed on the owner's property and only on the home side of the sidewalk.
23. Owners may display one United States flag, which must be portable, removable and only displayed in a respectful manner. Owners may also display official flags of the United States Army, Navy, Air Force, Marine Corps, and Coast Guard. No flag shall exceed 4 1/2 feet by 6 feet in dimensions. Display of any other flag must be approved by the HOA.
24. Holiday decorations are permitted, however, may be put up no more than four (4) weeks before the holiday, and removed within two (2) weeks following the holiday.

Rental Policy PER THE APPROVED AMENDED DOCUMENTS ON 3/23/2012, NO OWNER SHALL LEASE LESS THAN HIS ENTIRE LOT, LEASE HIS LOT TO MORE THAN 2 DIFFERENT TENANTS DURING A 12 MONTH PERIOD, OR LEASE HIS LOT FOR A TERM LESS THAN 3 THREE MONTHS IN DURATION.

Application fee change to \$150, per BOD Resolution on 2-21-2022.

25. Rentals are permitted to responsible tenants for a minimum rental period noted above, with the rental subject to Board approval. An application presenting the background of the prospective renters must be submitted to the Board (our Management company will provide the application and information regarding the application process). The fee for the application/ background check of the prospective renter is \$150.00. **Multiple tenants and sub-leasing are not permitted.**
26. **The owner is responsible for providing an application to any potential renter and for providing a copy of the rules and regulations to renter(s).**

University Groves Estates Reserve Association, Inc.

Rules and Regulations