

**STONEBROOK CLUBSIDE CONDOMINIUM II ASSOCIATION, INC.**

9031 Town Center Parkway, Bradenton, FL 34202 Phone 941-359-1134

**1. NOTICE OF INTENT TO LEASE OR PURCHASE A UNIT**

The undersigned states they intend to:



LEASE



PURCHASE

Unit # 2206

9320 Clubside Circle

**1.1 Leasing of Units**

A unit owner may lease only his entire unit, and then only in accordance with this Section. An owner intending to lease his unit must give to the Board of Directors written notice of such intention at least five (5) days prior to the starting date of the proposed lease by submitting this completed form to the Association at the address listed above, together with the name and address of the proposed lessee, and any other information about the lessee or the lease that the Board may reasonably require.

No unit may be leased for a term of less than thirty (30) days. No lease may begin sooner than thirty (30) days after the beginning of the last lease. No subleasing or assignment of lease rights is allowed.

No one but the lessee and the lessee's parents or children (maximum of 6 persons), may occupy the unit. Lessees are not permitted to have overnight guests. No pets are permitted. To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the recreation or parking facilities during the lease term.

All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether specifically expressed in such agreement or not.

All lessees must be provided a copy of Stoneybrook Clubside Condominium Rules and Regulations prior to renting. A copy must be available in all rental units.

Leasing a unit is a privilege, not a right. Repeated leasing problems will result in the loss of that privilege.

**1.2 Transfer of Ownership**

An owner intending to transfer title to his unit shall give the Association written notice of such intent at least seven (7) days prior to the making of such transfer. An owner acquiring title shall provide to the Association a copy of the recorded deed, or other instrument evidencing title, within thirty (30) days after the transfer occurred.

## TRANSFER OF OWNERSHIP OR LEASE

Full name of Lessee or Purchaser:

Joanne Kauffman OuzerFull name of Spouse: /

Full name and Relationship of others who will occupy the unit with lessee or purchaser, including children:

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

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

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

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

Noise - Units are not soundproof. Washers/Dryers should not be used between 8:00 p.m. - 8:00 a.m., and all noise kept to a minimum between 11:00 p.m. - 8:00 a.m.

LESSEE NOTE: No pets of any kind are permitted in a leased unit.

PURCHASER NOTE: Only one (1) cat or one (1) small dog (25 lbs. or less) or birds or fish allowed. Only one pet allowed per unit. A weight slip from a veterinarian may be requested.

Kind of Pet: dog If dog, breed: mini golden retriever weight: 25

Present home address of Lessee or Purchaser:

Street: 135 Ashbourne Road City: RochesterState: New York County: Monroe Zip Code: 14618Home Phone: 585, 442-3027 Work Phone: /

Vehicles to be kept at Stoneybrook Clubside Condominium:

Make: Lexus Type: SUV Year: 2016

Tag #: \_\_\_\_\_ State: \_\_\_\_\_

Make: \_\_\_\_\_ Type: \_\_\_\_\_ Year: \_\_\_\_\_

Tag #: \_\_\_\_\_ State: \_\_\_\_\_

☒ Vehicle will be by Lease ☐ No Information available at present time.

This will change  
in March 30, 2019  
to Subaru Forester

Person to be notified in case of emergency:

Name: Kimberly Kalish  
 Address: 21 Mill Valley Road  
 City: Rochester State NY Zip Code 14625 County: Monroe  
 Home phone: 585 329-7053 Work phone: same ext.

#### INFORMATION ABOUT TRANSFER OF OWNERSHIP OR LEASE

All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner.

By signing this notice, you agree to be aware of and abide by all applicable Restrictions and Rules and Regulations governing the use of units and the condominium property.

By signing this notice, you certify that you have received a copy of the "Partial List of Covenants, Restrictions and Rules and Regulations". Owner further agrees to take full responsibility for tenant and guests and agrees they will abide by all such Covenants, Restrictions and Rules and Regulations.

By signing this notice, the owner acknowledges that any tenant, owner, guest violating the terms, provisions, Restrictions and covenants of the condominium documents is subject to immediate action as provided in those documents and may result in a fine being levied against the owner.

Date: November 18, 2018

Lessee/Purchaser: Joanne K. Ouzer

Lessee/Purchaser Signature: Joanne K. Ouzer

If a lease: Beginning date: \_\_\_\_\_ Ending Date: \_\_\_\_\_

Owner Signature: Thomas J. Lombardi Date: 11/19/18

Owner Signature: Elizabeth A. Lombardi Date: 11/19/18

Submit all Three pages to AMI

For Office Use Only

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

Mail to: Advanced Management, 9031 Town Center Parkway, Bradenton, FL, 34202  
 Or Fax to: Advanced Management, 941-359-1089