

# **RENTAL RESTRICTION**

## **DECLARATION OF CONDOMINIUM**

### **WATERFRONT “C”**

ARTICLE XIII- Section 13.4 (c) Units may be rented or leased only after approval by the Association, as provided for in Art XIV of this Declaration, and provided that the entire Unit only may be rented and may not be subdivided, and that the occupancy thereof shall only be by the lessee, his family and guests, and further provided Units may not be leased or rented for a term less than three (3) months, with a maximum of two three-month leases per year.

Sect 13.4 (b)- No pets will be allowed for lessees/tenants.

ARTICLE XIV- Section 14.1 (a) Prior to sale, rental, lease or transfer of any Unit to any person other than the transferor's spouse or member of its immediate family, the Unit Owner shall notify the Board of Directors in writing of the name and address of the person to whom the proposed sale, rental, lease or transfer is to be made, the terms and conditions thereof together with a copy of the purchase agreement or lease and such other information as may be reasonably required by the Board. The Board shall have ten (10) days to notify the Unit Owner of its decision. Failure to do so shall be deemed a breach of hereof, and any sale, rental, lease or transfer in a contravention of this Article shall be null and void and confer no right, title, or interest to the intended purchaser, lessee, or transferee. Failure of the Board to act within said ten (10) day period shall be the equivalent of its approval and may be established by means of an affidavit attached to the deed conveying the Unit being sold. Approval of the sale, rental, lease or transfer shall be stated in a certificate executed by the President or Vice President of the Association, which may be recorded in the Public Records of Sarasota County, Florida by and at the expense of the purchaser, lessee or transferee.

Section 14.2 – Board Approval- There shall be no sale, lease, transfer of interest nor transfer of possession of a Unit without the prior written approval of the Board. In the event of leasing of Units, the Board shall have the right to require that a substantially uniform form of lease be used. Any Unit Owner desiring to sell, lease or deliver possession of Unit shall submit to the Board an application for approval, which application shall provide the name, address and telephone number of the desired purchaser or tenant, the names of all intended occupants of the Unit, together with such other information as the Board may reasonably require. The Board may charge a reasonable fee. The Board must either approve or disapprove the request for approval within ten (10) days after its receipt. If approved, a Certificate of Approval shall be executed by the Association at the expense of the lessee or transferee. If the Board fails to give the Unit Owner written notice of approval of the proposed lease within the forgoing ten (10) day period, its failure to give such notice shall be the equivalent of its consent.

Note: The above are extractions from the original document and are intended for informational use only.