



NEW HAVEN CONDOMINIUM ASSOCIATION INC - PHASE I
55+ COMMUNITY

APPLICATION FOR SALE OR LEASE

NON-REFUNDABLE APPLICATION FEE OF \$150.00 FOR ALL SALE OR LEASE W/ COPY OF CURRENT DRIVER(S)
LICENSE(S) CHECK OR MONEY ORDER PAYABLE TO NEW HAVEN CONDOMINIUM ASSOCIATION

Rental Application _____

Sales Application _____

DATE: _____

From: _____ Phone: _____

Seller /Landlord

Unit Address: _____

Closing date: _____ Occupancy date / Rental from: _____ to: _____

Is the unit to be leased? _____ (YES) _____ (NO)

If unit is **not** leased, will **owner** live in unit? Part time: _____ Full Time: _____

Persons who will occupy the above unit are as follows:

THIS INFORMATION MUST BE PROVIDED FOR PROCESSING OF YOUR APPLICATION

Name: _____ Date of Birth _____

Social Security# _____ Driver License: _____

Present Address _____ Phone # _____

Email: _____ Cell # _____

Have you ever been arrested? Y / N Have you ever been evicted: Y / N

Co-Applicant's Information

Name: _____ Date of Birth _____

Social Security# _____ Driver License: _____

Present Address _____ Phone # _____

Email: _____ Cell # _____

Have you ever been arrested? Y / N Have you ever been evicted: Y / N

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Mailing address after closing of sale: _____ Zip: _____

First source of income _____ Second source of income _____

Employed by: _____ Phone # _____

Auto: _____ TAG # _____

Auto: _____ TAG # _____

Pets (If allowed) Type: _____ Weight _____

Real Estate Agent: _____ Title Company: _____

Ph# _____

Where to send **approved** Application? _____

Rental applications must have copy of lease attached.

PURCHASER(S): states that he/she has received a copy of all Association Documents including the Declaration of Condominium, Articles of Incorporation, By Laws, and has read, understood and agrees to abide by all the conditions and terms herein and all reasonable rules and regulations enacted hereafter officially by the Association. This approval is subject to all financial obligations to the Association including, but not limited to, maintenance fees, late charges, special assessments, legal fees and application fees having been paid in full or will be paid by closing agent at the time of closing of this sale.

TENANTS(S): states that he/she has received a copy of all Association Documents including the Declaration of Condominium, Articles of Incorporation, By Laws, and has read, understood and agrees to abide by all the conditions and terms herein and all reasonable rules and regulations enacted hereafter officially by the Association. This approval is subject to all financial obligations of the owner of the unit to the Association including, but not limited to, maintenance fees, late charges, special assessments, legal fees and application fees having been paid in full prior to tenant moving into his/her unit.

NOTICE TO THE ASSOCIATION: Not less than 20 business days prior to the date of any closing of a Sale or the effective date of any Lease; the unit owner shall notify the Association in writing of his/her intention to sell or lease. The unit owner shall furnish the Association with a copy of the contract for purchase and sale or a copy of the lease. It is not the intention of the Association to grant a right of approval or disapproval of purchases or leases. It is the intent of the Association to impose and affirmative duty on the unit owners to keep the Association fully advised of changes and occupancy and ownership.

LEASE AGREEMENT TERMS: All lease agreements between owners and lessees shall be in writing. Owners are entitled to lease their unit a maximum of one (1) time each calendar year. The term of the lease shall NOT be less than three (3) months and must state that lessee be subject in all respects to the terms and provisions of the Association's Declarations. Any failure by lessee to comply with such terms and conditions shall be material default and breach of lease agreement.

ASSOCIATION APPROVAL: Upon receipt of a copy of the contract for purchase and sale or a copy of the lease, the Association shall within 10 business days issue a Certificate of Approval. It shall be the responsibility of the purchaser to furnish the Association with a recorded copy of the deed of conveyance indicating the owner's mailing address for all future assessments and other correspondence from the Association. Provided, however, prior to the issuance by the Association of a Certificate indicating the Association's approval of the transaction, the purchaser or lessee shall be required to agree with the Rules and Regulations of the Association.

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DENIAL OF APPLICATION (LEASE): The association, by the declaration of condominium amendment recorded on 01/20/2021, can deny a lease applicant for any of the following circumstances: A. Prior felony criminal conviction, including any pleas of no contest.

- B. Non-Compliance with any specific requirements set forth in the Association 's governing documents, including any rules and regulations.
- C. Providing false or incomplete information in connection with an application, failure to remit the application fee, or failure to appear or make oneself available to be interviewed.
- D. The person seeking approval (which shall include all proposed occupants) has been designated by a Court as a sexual offender or sexual predator.
- E. The application for approval on its face, or subsequent investigation thereof, indicates the person seeking approval (which shall include all proposed occupants) intends to conduct himself in a manner inconsistent with the Association Documents.
- F. The person seeking approval (which shall include all proposed occupants) has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his or her conduct in other social organizations, communities or association or by conduct in this Association as a Unit Owner, tenant, or Occupant.
- G. Assessments, fines, and other charges against the Unit or due from the Unit Owner have not been paid in full, provided however, the Association may grant approval subject to payment in full as a condition of the approval.
- H. The person seeking approval is under the age of fifty-five (55).

I hereby agree for myself and on behalf of all persons who will use the property which I seek to purchase/lease that I will abide by all of the restrictions contained in the By-Laws, Association Documents, which are or may in the future be imposed by New Haven Condominiums Association, Inc.

I understand that the Agent of the Association will institute an investigation of my background. The cost for the association's contracted firm to run this background report will be reimbursed in the amount of \$50.00 per applicant. Accordingly, I authorize the Board of Directors or their Agent to make such investigations and I agree that the information contained in this application may be used in such investigation and that the Board of Directors or their Agent shall be held harmless from any action or claim by me in connection with the use of the information contained herein or any investigation conducted by the Board of Directors or their Agent. I agree to be governed by the determination of the Board of Directors or their Agent.

SELLER OR LANDLORD PURCHASER OR TENANT SOCIATL SECURITY #

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Purchaser: _____ Seller: _____

NH Address: _____ Largo, FL 33771

Bldg. No: _____ Unit #: _____

Certificate to be Sent to: _____

Monthly Maintenance Fee of \$ _____

Please return this application to **New Haven Condos c/o Ameritech Property
Management 24701 US Hwy 19 North Clearwater, FL 33763** or email to
Gmistretta@Ameritechmail.com Fax 727-873-7307

Purchaser Signature(s): _____ Date _____

Purchaser Signature(s): _____ Date _____

AUTHORIZED BY: _____

APPROVAL DATE: _____

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INFORMATION SHEET

NAME(S) _____ (OWN)___ (RENT)___

OTHER RESIDENT _____ (55? Y___ N___)

NEW HAVEN ADDRESS: _____

PREFERRED EMAIL ADDRESS _____

ALT. ADDRESS _____

YEAR-ROUND NH RESIDENT? Y___ N___

EMERGENCY INFORMATION:

NAME: _____

CONTACT PHONE NUMBERS: _____

RELATIONSHIP TO OWNER: _____

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IMPORTANT INFORMATION & FAQ

Large bulky household items (i.e., recliners, sofas or mattresses) are NOT to be placed in the closed dumpsters. The concrete slab next to the tennis courts will be picked up once per month at the end of each month and management will arrange for the pickup.

******* DO NOT CALL THE CITY OF LARGO REQUESTING BULK PICKUP! *******

**Take electronics, paints, or chemicals to the Pinellas HEC Collections at 2855 109th Ave N.
(20 minutes from New Haven)**

CONTRACTORS MUST REMOVE DEBRIS OFF PREMISES. LEGAL FINE IS \$250.00.

Federal, State and Local Laws and the New Haven Governing Documents (Amendments, Declaration, Articles and Bylaws) are what govern New Haven Condominium and take precedence. The following are some highlighted information from the New Haven Governing Documents; however, you are responsible for reading them and acquainting yourself with the owner's responsibilities.

SECTION I: OCCUPANCY, SALE AND LEASE GUIDELINES

Occupancy is for the residential use only. Maximum two (2) persons in a one bedroom and four (4) persons in a two bedroom. On permanent occupant must be at least age 55; no permanent occupant under 18. Information for all occupants, including proof of age, must be on file regardless of date of occupancy.

Prospective purchaser must be approved by the Board prior to closing. Application fee is \$50.00 (non-refundable}. A background check will also be done at the cost to the applicant for \$50.00 per applicant/\$100 per couple.

Owners are prohibited from entering into lease holds which have a period of less than three (3) consecutive calendar months in length or a period of greater than twelve (12) consecutive calendar months in length. An Owner shall be prohibited from leasing his Unit more than one (1) time per calendar year, including in the event of a breach of a previously approved lease.

No Unit may be leased or rented by a new Owner, other than the Association itself, or to a husband, wife, son, or daughter of the new Owner, during the first year, (365) days, following acquisition of title to a Unit.

Owner agrees and understands that the continued presence of a Guest or Invitee that is present in a Unit for a period of more than twenty-eight days within any twelve (12) month period will, for the purposes of this Declaration, be considered a Tenant and subject to all lease requirements of this Declaration regardless of whether a written lease exists.

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Each owner or occupant shall maintain his unit in good condition and repair and each owner or occupant shall maintain and repair the fixtures therein and shall promptly pay for any utilities which are metered separately with his unit.

All parts of the property and Unit shall be kept in a clean and sanitary condition. No rubbish, refuse, or garbage is allowed to accumulate, nor any fire hazard allowed to exist, within the Unit. Furthermore, each Owner, Tenant and Occupant shall maintain the Unit in good condition and repair, including all internal surfaces within or surrounding his dwelling, including limited common elements appurtenant to his dwelling, if any.

Common areas of the building, such as hallways, landscaped and grassed areas, shall be used only for the purposes intended. No articles belonging to the occupants shall be kept in such areas, temporarily or otherwise. The Association shall have the right to perform necessary maintenance and repairs in the event of exigent circumstances, including, but not limited to, shutting off utilities for units. Unit owners shall provide an emergency key to the Association which may be used for the purposes of access to the unit pursuant to the Association's irrevocable right to access under Florida Statute Section 718.111.

Unit owners, their occupants or tenants shall not permit the use or operation of any device within the Unit during quiet hours which causes perceptible vibration, sound, hums, rhythm or other auditory cues in adjacent Units, such devices include, but are not limited to, clothes washing machines, dryers, and sub-woofers. Disturbance of unit owners during quiet hours shall be considered a violation of the Declaration of the Association, and subject to such enforcement as provided for therein. The quiet hours of the Association are designated as 11:00 pm to the following 8:00 am.

No unit shall be used in illegal or immoral acts or any use which violates any law, or governmental regulation.

SECTION II: VEHICLES AND PARKING

All automobiles shall be parked only in the parking areas so designated for that purpose by the Association. Such designation may be by separate letter, assignment, marking of the parking space or spaces by the owner's last name and/or Unit number. There shall be no street parking. No vehicle may be parked on grass, lot, dirt, or other area of the Condominium property which is not a designated, asphalt or concrete parking area. Authority for designation, assignment and reassignment of parking spaces is retained by the Board of Directors, and such assignments shall not automatically transfer with the unit on sale or lease. The maximum number of vehicles allowed per single family residence is two (2). At least one of the two aforementioned vehicles shall be assigned to the parking space associated with the Unit. No vehicle shall exceed the confines of the assigned space when parked. Vehicles must display current state licensure.

No person shall park, store, keep or allow to be parked, stored or kept on any portion of the Association property any motor homes, commercial vehicles (for example but without exhaustion of possibility, dump trucks, cement mixer trucks, oil or gas trucks, delivery vehicles of any type, vehicles

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with commercial advertising or signage for a business, or any vehicle which is registered as a commercial vehicle and/or which exhibits any commercial lettering on the outside of such vehicle including but not limited to magnetic or removable advertisements and vehicle wraps), recreational vehicles, mini-vans without full passenger accommodation and windows on all sides of the vehicle, van campers, boats or other watercrafts, storage containers, moving containers, PODS, trailers, campers, or other motorized vehicles that are not four-wheel passenger automobiles, sports utility vehicles, passenger vans, golf and low speed vehicles that are registered to operate on Florida Roadways and are registered with the Association , and passenger pick-up trucks at any time. Notwithstanding the foregoing, a commercial vehicle may be brought onto the Property temporarily by a contractor that has been hired by a resident or the Association during the time such contractor shall be performing work for that resident or the Association on a unit or on the common elements; but under no circumstances may such vehicle be parked on the Property overnight. Notwithstanding the foregoing, a single storage container, single moving container, or single PODS may be utilized by an owner or occupant upon receipt of advance approval from the Board of Directors of the Association. In no event may storage containers, moving containers, or PODS take up more than two (2) guest spaces, or be present on the Condominium property for more than forty-eight (48) hours.

No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of owner will be permitted outside the confines of the owner's unit. The sole exception being replacement of a flat tire, wind shield wipers, and batteries. Vehicle washing may only occur at the designated area in the Common Elements.

Any vehicle, or item delineated in (iii) above which is parked or placed on Association Property in violation of this Declaration is subject to being towed and all costs and expenses shall be paid by the owner of said vehicle.

SECTION III: BUILDING AND COMMON AREAS

Unit Owners may not alter the common elements. Material alterations to the common elements which are not repairs, replacements, or modernizations of the original common element, may be performed subsequent to approval by a majority of the voting members of the Association. Material alterations shall not include landscaping modification, removal, or addition when such action is performed by the Association. Unit Owners shall not plant, remove, trim, or otherwise modify common area landscaping, or supplement the common area with plantings, decorations, or additions of their own.

Unit Owners shall not make any alteration to their unit which modifies the exterior appearance of the Unit, affects any portion of the Unit which contributes to the support of the building, or which affects any utility conduits. Any such Unit alteration must first be submitted to the board of directors for approval and may not be undertaken until such approval is granted in the manner set forth in this Declaration.

No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, its Appurtenances, or on the Common Elements or Limited Common Elements except as otherwise permitted in writing by the Board. Unit owners, their occupants or tenants, shall not permit or suffer anything to be done or kept in the unit which would increase the insurance rates on his unit or the

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common elements, or which will obstruct or interfere with the rights of other members. No hibachi, gasfired grill, charcoal grill, or other similar devices used for cooking, heating, smoking, or any other purpose, shall be used or kindled within ten (10) feet of any dwelling or improvement on the Condominium Property or within any Unit and may not be stored within any unit until completely cooled.

Patios shall not be utilized for storage, including but not limited to, storage containers. The personal property of all Unit Owners must be stored within their respective Units, and patios. No personal property is to be stored on the sidewalks, landings, entrances, passages, or common elements appurtenant to the unit.

SECTION IV: OTHER

Closed Dumpsters are for bagged household garbage, trash, small plant cuttings, small nonelectronic household items, such as toasters, vacuum cleaners.

Recycle bins are FREE. Break down and flatten **CARDBOARD BOXES** before placing in the bin. Use bins as much as possible **** **NO PLASTIC BAGS**** NO PLASTIC BAGS.** ****

No resident shall attempt to direct, supervise, control or interfere with any employee service personnel or vendor hired by the association in the performance of their duties.

SECTION V: PETS

Pet cannot weigh more than 20 pounds; only one permanent pet per unit allowed.

Tenant must have owner's written permission for (one) pet.

All pets shall be kept leashed whenever they are outside the unit and shall not be allowed to run free or unleashed at any time. Please respect your area and your neighbors right to enjoy the area and be mindful of where you walk your pet. Pet droppings must be immediately picked up.

The Board, "in its absolute discretion," may require the permanent removal of a pet that "constitutes a nuisance or becomes an annoyance."

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