

ST. CROIX ASSOCIATION
UNIT OWNER LEASE APPLICATION PACKAGE

1. ALL UNIT OWNERS/RENTAL AGENCY MUST PICK UP AND COMPLETE A LEASE APPLICATION PACKAGE FOR EACH PROSPECTIVE RENTER(S), UNLESS HUSBAND AND WIFE OR PARENT AND CHILD.
2. THE ASSOCIATION MUST REVIEW AND APPROVE ALL LEASE APPLICATIONS PRIOR TO RENTER MOVING IN TO A UNIT. A PERSONAL INTERVIEW WITH THE BOARD MAY BE REQUIRED.
3. AN APPLICATION FEE OF \$ 100.00 DOLLARS PER ADULT APPLICANT, UNLESS HUSBAND AND WIFE OR PARENT AND CHILD, MUST BE SUBMITTED WITH THE APPLICATION AT LEAST 20 DAYS PRIOR TO THE MOVE IN DATE.
4. A COPY OF THE SIGNED LEASE AND THE APPROVED LEASE ADDENDUM MUST BE INCLUDED WITH THE APPLICATION, ALONG WITH THE COMPLETED OWNER/RENTAL AGENCY CHECKLIST.
5. THE FOLLOWING ARE GUIDELINES FOR APPLICATION APPROVAL:
 - A. ALL ASSESSMENTS AND WATER BILLS MUST BE CURRENT AT THE TIME THE APPLICATION IS CONSIDERED.
 - B. THE OWNER MUST HAVE A GOOD HISTORY WITH PAST RENTERS FOR THEIR UNIT.
 - C. THE REAL ESTATE COMPANY OR RENTAL AGENT HANDLING THE LEASING TRANSACTION ON BEHALF OF THE UNIT OWNERS MUST HAVE A GOOD HISTORY OF SCREENING LESSEE APPLICATIONS AND FOLLOWING THE APPLICATION PROCEDURES OF THE ASSOCIATION.
 - D. THE APPLICATION MUST NOT SHOW INFORMATION THAT THE PERSON SEEKING APPROVAL WILL CONDUCT HIMSELF IN A MANNER INCONSISTENT WITH THE COVENANTS AND RESTRICTIONS APPLICABLE TO THE CONDOMINIUM
 - E. THE APPLICANT MUST NOT HAVE ANY PREVIOUS FELONY CONVICTIONS INVOLVING VIOLENCE TO PERSONS OR PROPERTY, A FELONY INVOLVING SALE OR POSSESSION OF A CONTROLLED SUBSTANCE OR A FELONY DEMONSTRATING DISHONESTY OR MORAL TURPITUDE.
 - F. THE APPLICANT MUST NOT SHOW EVIDENCE THAT THERE COULD BE A STRONG POSSIBILITY OF FINANCIAL IRRESPONSIBILITY.
 - G. THE APPLICANT'S RESIDENCY HISTORY MUST SHOW THAT DURING THE PREVIOUS OCCUPANCY IN THIS CONDOMINIUM OR ELSEWHERE, HAS NOT EVIDENCED AN ATTITUDE OF DISREGARD FOR THE ASSOCIATION RULES.
 - H. IF THE APPLICANT PROVIDES FALSE OR INCOMPLETE INFORMATION TO THE BOARD AS PART OF THE APPLICATION PROCEDURE OR THE REQUIRED FEES ARE NOT PAID, THE APPLICATION MAY BE REJECTED.
 - I. THE UNIT CAN NOT BE LEASED MORE THAN 4 TIMES PER YEAR OR FOR A PERIOD OF LESS THEN 30 DAYS.
 - J. RENTERS ARE NOT ALLOWED TO HAVE PETS PER THE ASSOCIATION DOCUMENTS

THE REASON FOR THE ASSOCIATION TO REVIEW AND APPROVE APPLICATIONS IS TO HELP INSURE THAT ALL RENTERS WILL ABIDE BY THE RULES AND REGULATIONS AND HELP INSURE THAT ALL RESIDENTS MAY PEACEABLY ENJOY THEIR UNIT.

APPLICATION PACKETS MAY BE OBTAINED AT THE ONSITE OFFICE. COMPLETED APPLICATIONS MAY BE RETURNED OR MAILED TO THE ONSITE OFFICE AT: 4600 ST.CROIX LANE NAPLES, FLORIDA 34109. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE MANAGEMENT OFFICE DURING NORMAL OFFICE HOURS MONDAY – FRIDAY FROM 9AM AND 6PM AT 239-593-3434.

St. Croix Condominium Association

“Owner or Rental Agency” Application Check List (attach to application)

Required information “before” submitting for approval:

Unit # _____ Rental Dates _____ to _____

_____ **“Completed” St. Croix Application form and addendum.**

_____ **\$100 Application fee (per applicant, except for spouse or child)**

_____ **Signed Lease**

_____ **Prospective Tenant was given a copy of Rules & Regulations to keep**

_____ **Prospective Tenant was given a copy of Valet Waste Schedule to keep**

_____ **Provide a copy of Drivers License to St. Croix Association**

_____ **St. Croix must have a key to the unit on file in case of emergency**

_____ **Prospective Tenant understand pets are not allowed**

_____ **Prospective Tenant was notified of their parking space # or garage # and informed not to park in parking spaces marked reserved**

_____ **Owner/rental agency understands tenant can not move in until approved**

Submitted by _____ Phone # _____

(Owner/Rental Agency Name)

Date Submitted _____

ST. CROIX CONDOMINIUM ASSOCIATION – “RENTAL APPLICATION”

(Must be submitted 20 days prior and be approved prior to lessee occupancy)

Return to St. Croix Condo Association, 4600 St. Croix Lane, Naples, Fl. 34109

(Phone 239-593-3434) - Please print legibly the following information

Need a separate application with a \$100 non-refundable check per applicant, except for spouse or children under 16.

Date submitted - _____ Unit # _____ # of Bedrooms _____ Parking Space # _____

Rental Dates: from _____ To _____ Total # of Occupants _____

Owners Information:

Owners Name _____ Phone # _____

Owners mailing address:

_____, _____, _____ - _____
(Street # & name) (City) State) (ZIP) (Telephone #)

Leasing Agency Name _____ Contact _____ Phone # _____

APPLICANT'S INFORMATION:

Full name of Applicant _____ DOB _____ SS# _____

Full name of Spouse _____ DOB _____ SS# _____

Other occupants: (Need separate application except for spouse or children)

Name _____ Relationship _____ DOB _____ SS# _____

Name _____ Relationship _____ DOB _____ SS# _____

Current address:

_____, _____, _____ - _____
(Street # & name) (City) State) (ZIP) (Telephone or cell#)

How long _____ Monthly rent/Mortgage \$ _____ Rent _____ Own _____

If renting: Landlord or Apt/Condo Association name _____ Phone # _____

Reason you are leaving your current residence? _____

Current Employer

Position Held: _____

_____, _____, _____ - _____
(Street # & name) (City) State) (ZIP) (Telephone #)

Supervisor's Name _____ How Long _____ Monthly Income _____

Current Employer (Spouse)

Position Held: _____

_____, _____, _____ - _____
(Street # & name) (City) State) (ZIP) (Telephone #)

Supervisor's Name _____ How Long _____ Monthly Income _____

Please list two Character References

Name _____ Street Address _____

Phone # _____

Name _____ Street Address _____

Phone # _____

Current Landlord

Name _____ Phone # _____

(Rental application cont'd)

Vehicle Information: Private vehicles only – no more than 1 ton capacity (no commercial vehicles)

_____ - _____ - _____ - _____ - _____
Type/Make of car model Year license # State

Vehicle Information: Private vehicles only – no more than 1 ton capacity (no commercial vehicles)

_____ - _____ - _____ - _____ - _____
Type/Make of car model Year license # State

Additional Information:

Have you or your spouse even been convicted of any criminal offense/felony? _____
(yes or no)

If yes, please give details and dates: _____
Any Litigation, such as evictions, suits, judgments, bankruptcies, foreclosures, etc.? _____
(yes or no)

If yes, please give details and dates: _____

In case of emergency notify: _____ Relationship _____

_____, _____, _____, _____ - _____
(Street # & name) (City) State) (ZIP) (Telephone #)

Please read carefully and Sign Below:

I (we) represents that all of the above information statements and representations are true and correct. Applicant hereby authorizes verification of above information, check of references attached, background checks, credit checks and applicant releases from all liability or responsibility all persons and corporations requesting or supplying such information. Applicant(s) acknowledges that false, misleading or misrepresented information may constitute grounds for rejection of this application, termination of right of occupancy, and/or forfeiture of deposits, and may constitute a criminal offense under the laws of this state.

I have read, understood, and agree to statements above. Also, I have received, read, and agree to the Rules and Regulations provided. **I/we also understand pets are not allowed.**

Applicant Signature: _____ Printed Name _____ Date _____

Spouses Signature: _____ Printed Name _____ Date _____

Acceptance on behalf of St. Croix Condo Association:

Approved: _____ Disapproved _____

Signature of Authorized Representative or Board of Director _____

Date _____

***St. Croix at Pelican Marsh
Condominium Association, Inc.
Approved Lease Addendum***

Addendum to Lease dated _____, 20__ between _____
“Tenant” and _____, “Landlord” for Unit # _____, which Address is:

Association Documents: Tenant hereby agrees to be bound by all of the terms and conditions contained in the Declaration of St. Croix at Pelican Marsh Condominium Association, Inc., the By-Laws, and the Rules and Regulations of St. Croix at Pelican Marsh (hereinafter, “the Governing Documents”); all of which are acknowledged by the Tenant and the Landlord to apply to the demise premises (the “Unit”) for the term of the lease. Furthermore; Tenant agrees to assume all duties and responsibilities and be jointly and severally liable with the Landlord for all liabilities and responsibilities and for the performance of all obligations applicable to Unit Owners under the Governing Documents, the failure of Tenant to abide by the terms and conditions of the Governing Documents shall be a default under this Lease. However, Landlord, in all events, shall retain the right to exercise any voting rights associated with the Unit.

TENANT HEREBY ACKNOWLEDGE RECEIPT OF THE SAID GOVERNING DOCUMENTS. A TRUE AND CORRECT COPY OF THE GOVERNING DOCUMENTS IS ALSO AVAILABLE FOR INSPECTION FROM THE ASSOCIATION.

Delegation of Power to the Board of the Association: The Landlord hereby delegates to the board of the Association (“Board”) the non-exclusive power under this Lease and under law with respect to the remedies for breach of this Lease to exercise any such remedies upon the default by Tenant or Landlord in the payment of any charges or assessments levied by the Association against the Unit pursuant to the Governing Documents. The pursuit of any such remedies by the Landlord against the Tenant shall not preclude the Board from pursuing any such remedies against the Tenant.

Owner’s Association Charges and Assessments:

- (a) In the event Landlord shall fail to pay any fee, fine, charge or Assessment, including costs of collection and attorney’s fees levied by the Board against Landlord or the Unit, pursuant to the Governing Documents, and such failure to pay continues for sixty (60) days, the Board may notify Tenant in writing of the amount(s) due and within fifteen (15) days after the date of such notice, Tenant shall pay to the Association the amount of such unpaid charges or assessments. The amount paid to the Association by Tenant after the nonpayment by Landlord shall be credited against and shall offset the next monthly rental installment or

installments due to Landlord following the payment by the Tenant of such charges or Assessments to the Association.

- (b) In no event shall Tenant be responsible to pay the Association for any amount of unpaid charges or Assessments during any one month in an amount in excess of one monthly installment of rent, but Tenant shall continue to pay the Association an amount from month-to-month not in excess of the next rent payment due to the Landlord for that month until the entire amount due from the Landlord is recorded and paid to the Association.

Assignment and Subletting Prohibited. Tenant agrees not to assign this Lease or sublet the Unit, and it is hereby agreed and provided that any lawful levy, sale or execution, or other legal process, and any assignment or transfer in bankruptcy by, against, or on behalf of a Tenant shall be deemed and taken to be a prohibited assignment within the meaning of this Lease.

Lease Subject to Approval. This Lease between Landlord and Tenant, and any renewal hereof, wherein any term or condition of the lease is modified or changed, shall be subject to the prior written approval of the Board which approval shall not be unreasonably withheld. The Board shall either grant or deny its approval within twenty (20) days after submission to the Board of the Lease and this Addendum fully completed and signed by the Owner and Tenant, pursuant to Section 13 of the Declaration of Condominium. Such approval shall be indicated on this Lease Addendum by the signature of at least one officer of the Condominium Association or a duly authorized agent of the board. Without such prior approval, this Lease or any renewal of the term hereof shall be null and void as between Lessor and Lessee.

Amendments, Modifications and Control. The Lease and this Lease Addendum may only be changed, extended, modified, amended, or reformed by an instrument in writing duly executed by Landlord and Tenant and approved by a duly authorized officer of the Association or member or duly authorized agent of the Board in writing in the same manner as for the first approval of a lease. The terms, conditions, provisions, rules, covenants and restrictions stated in the Governing Documents shall control over the contradictory provisions, if any, of the Lease and/or Lease Addendum; and any such contradiction shall be void as between the Association and the Landlord and Tenant.

Unconditional and Continuing Guaranty by Landlord. This Lease Addendum will remain in effect regardless of any and all changes in the terms, covenants and conditions thereof hereafter made or granted, and to any and all substitutions, exchanges, subordinations or releases of all or any part of the tenant or persons liable thereon without affecting the continuing liability of Landlord/Unit Owner for the Condominium Association Assessments. The liability of the Landlord/Unit Owner for Assessments will terminate only upon conveyance or transfer of the Unit, otherwise, by signing below, the Landlord/Unit Owner acknowledges that this Lease Addendum will remain in effect regardless of the tenant occupying the Unit described herein.

TENANTS AND UNIT OWNERS UNDERSTAND AND ACKNOWLEDGE THAT ANY LEASE FOR A UNIT AT ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION MUST RECEIVE THE WRITTEN APPROVAL OF THE BOARD OF THE ASSOCIATION, OR AGENT THEREOF, AND WITHOUT SUCH WRITTEN APPROVAL THE OCCUPANCY OF SUCH A UNIT BY ANYONE OTHER THAN THE OWNER IS IN VIOLATION OF THE GOVERNING DOCUMENTS OF ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION, INC.

UNIT OWNERS SIGNATURE 1: _____ DATE: _____

PRINTED NAME OF OWNER 1: _____

UNIT OWNERS SIGNATURE 2: _____ DATE: _____

PRINTED NAME OF OWNER 2: _____

Witnesses:

Printed Name:

Printed Name:

LEASE AND ADDENDUM FORM APPROVED BY AND FOR THE BOARD OF ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION, INC.:

BY: _____ (Sign)

_____ (Print)

_____ (Title)

DATE: _____

TENANTS AND UNIT OWNERS UNDERSTAND AND ACKNOWLEDGE THAT ANY LEASE FOR A UNIT AT ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION MUST RECEIVE THE WRITTEN APPROVAL OF THE BOARD OF THE ASSOCIATION, OR AGENT THEREOF, AND WITHOUT SUCH WRITTEN APPROVAL THE OCCUPANCY OF SUCH A UNIT BY ANYONE OTHER THAN THE OWNER IS IN VIOLATION OF THE GOVERNING DOCUMENTS OF ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION, INC.

TENANT'S SIGNATURE 1: _____ DATE: _____

PRINTED NAME OF TENANT 1: _____

TENANT'S SIGNATURE 2: _____ DATE: _____

PRINTED NAME OF TENANT 2: _____

Witnesses:

Printed Name:

Printed Name:

LEASE AND ADDENDUM FORM APPROVED BY AND FOR THE BOARD OF ST. CROIX AT PELICAN MARSH CONDOMINIUM ASSOCIATION, INC.:

BY: _____ (sign)

_____ (print)

_____ (Title)

DATE: _____

Leasing Agreement

In consideration of the privilege of leasing unit number _____ in St. Croix Condominium, Inc., I/We may use all St. Croix Condominium, Inc. facilities available to me without charge. I/We agree to hold St. Croix Condominium, Inc. Association harmless for any injury suffered while using such facilities which include, but are not limited to, all common areas of the association property.

I/We have read the Rules and Regulations for St. Croix Condominium, Inc., and agree to abide by them. I/We will adhere to all such rules and I/We will be responsible for informing my/our family and guests and about them.

Tenant Signature

Owner Responsibilities

STATE OF FLORIDA REGISTRATION REQUIREMENTS

- 1 Rentals of six months or less are subject to Florida State Sales and Use Tax. For application, annual certificate and applicable tax return forms, call Florida Department of Revenue (800)325-3671

***St. Croix at Pelican Marsh
Condominium Association, Inc
RULES AND REGULATIONS***

The rules and regulations for St. Croix at Pelican Marsh, a condominium (“Condominium”) hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of St. Croix at Pelican Marsh Condominium Association, Inc. (“Association”), and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said rules and regulations, and shall use their best efforts to see that they are faithfully observed by their families, guests, agents, invitees, lessees and all other persons over whom they exercise control and supervision. The rules and regulations are as follows:

- 1 Community and Building Appearance and Maintenance
 - A. Streets, sidewalks, parking areas, walkways, entrances and stairs shall not be obstructed or encumbered, or used in any manner or for any purpose other than ingress to and from the units, nor shall any bicycles, wagons, carts, chairs, benches, tables or any other objects of a similar nature be left therein or thereon.
 - B. Personal property belonging to unit owners shall not be stored outside their units except in the storage buildings owned by the Developer or in any other area on the condominium property designated for that purpose
 - C. The common elements and limited community elements shall be kept free and clear of refuse, debris and other unsightly materials
 - D. No person shall sweep or throw any dirt, waste or other substances out of the unit or the limited common elements
 - E. Garbage shall be securely bagged and stored in Rubbermaid type receptacles and left outside the unit for pick up and transport to the on-site compactor by Valet Waste on scheduled pick up days. No receptacle shall be placed outside the unit more than 4 hours prior to the scheduled pick up, or remain at the curb more than 4 hours after the pick up
 - F. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any person other than Developer without the prior written approval of the Association
 - G. No unit owner, or members of his or her families, guests, agents invitees or lessees shall at any time or for any reason whatsoever, climb or enter upon the roofs of the buildings
 - H. All window and door coverings, whatever draperies, curtains, shades, blinds or other materials visible from the exterior of the unit, shall be white or off white in color
 - I. Hurricane shutters meeting the specifications of the Board of Directors and complying with all applicable building codes may be installed on the balconies, windows and unit entry doors. The specifications are available at the office of the management company during regular business hours. Plans for and samples of shutters meeting the specifications must e submitted to the Board of Directors for approval and installation

- J. No bicycles, baby strollers or carriages or similar vehicles or toys shall be stored, placed or maintained on the balconies, lanais or concrete walkouts, nor shall any linens, clothes, towels, clothing, rugs, mops or laundry of any kind, or other articles be shaken or hung from any of the windows or doors, balconies, or exposed on any part of the common elements or limited common elements

2. **Alteration of Unit.** Unit owners are specifically cautioned that their right to make and addition, change, alteration or decoration to the exterior appearance of any of any portion of the unit is subject to the provisions of the Declaration of Condominium. By way of example and not limitation, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door class without the prior approval of the Association. All additions, changes or alterations must be presented in writing to the Board of Directors for prior approval, accompanied by written plans and specifications or drawings when requested by the Board of Directors. The Board of Directors will approve such requests only if the Association is protected against, or indemnified as to construction liens and/or claims arising from such work.
3. **Emergencies in Owners Absence.** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, each unit owner shall furnish to the Association a key to his or her unit. No locks(s) to a unit shall be changed or altered in any way that would prevent such Association access when the unit is unoccupied, unless the Association is provided a duplicate key for such entry. Any unit owner who plans to be absent from his or her unit for an extended period of time must prepare the unit prior to departure in the following manner:
 - a. Remove all plants and other objects from around the outside of the unit and
 - b. Designate a responsible caretaker to care for his or her unit should the unit suffer any damage caused by storm, hurricane, winds or other conditions or other acts of nature. The unit owner shall provide the Association with the name of said caretaker prior to the owner's departure, and shall instruct the caretaker to notify the Association prior to making any entry into the unit during the owners absence.
4. **Pets.** There are restrictions in the Declaration of Condominium on the number and type of pets allowed in the Condominium. Pets shall be leashed at carried at all times while in the common elements or Association property. Tenants and guests of unit owners are not permitted to have pets on the condominium property; however, the Board of Directors reserves the right to make exceptions to the aforementioned prohibition in individual and limited circumstances, where the keeping of a pet is medically necessary or integral to the well being of the tenant or guest.
5. **Parking of Vehicles.** The parking areas and spaces are not intended for boats, recreational vehicles, campers, motor homes, trailers, commercial trucks or non-operational automobiles. No repairs or maintenance of vehicles may be preformed on the Condominium property, except, emergency repairs. Vehicle may only be washed in the car care center area designated by the Board of Directors for that purpose. Because parking spaces are limited in number, the Association may prohibit owners, lessees and guests of any unit from keeping more than 2 vehicles on the condominium property on a regular or permanent basis. The 14 guest spaces on the condominium property are not for use by the unit owners or the lessees and are reserved for the use by guests only.
6. **Nuisance** No unit owner shall make any loud or disturbing noises, or permit same by his or her family, guests, invitees, or lessees. No unit owner shall in any way interfere with the rights, comfort or convenience of other any other unit owner(s), and shall prevent said owner's family, guests, invitees or lessees from so interfering. No unit owner shall play upon or operate or permit to be operated a stereo, television, radio or musical instrument in such a manner as to reasonably disturb or annoy other residents in the condominium.

7. **Outdoor Cooking/Grilling.** Outdoor cooking and grilling shall be permitted at designated sites as permitted by local fire ordinance. No such cooking or grilling shall be permitted in the vicinity of the units.
8. **Right to Speak at and Videotape Board and Members' Meetings.** A unit owner wishing to speak at a Board or member's meeting on a particular agenda item must sign in with the Association prior to commencement of the meeting. A unit owner may only speak one time and for up to 3 minutes, and only while the agenda matter is on the floor for discussion. A unit owner wishing to videotape or audiotape a Board meeting or members' meeting shall give the association not less than 24 hours advance notice. The videotape or audiotape equipment or device used by the unit owner shall not produce distracting sounds or light emissions, and shall be assembled and placed in position in advance of commencement of the meeting in a location acceptable to the association. No unit owner shall be permitted to move about the room during the meeting in order to facilitate such videotaping or audio taping.
9. **Use of Common Elements and Association Property.** Common elements and Association property shall be used for their designated purposes. Unit owners shall be held financially responsible to the Association for any damage to the common elements or Association property or to improvements, systems or equipment thereon caused by a unit owner or his or her family members, guests, invitees, lessees and all other persons over whom the unit owner exercises control and supervision.
10. **Compliance and Rules and Regulations by Guest and Lessees of Unit Owner.** Unit owners shall furnish to all guests and lessees a copy of the rules and regulations, and shall be responsible for their compliance. Unit owners should immediately report violations of the rules and regulations to the Association in writing.
11. **Hazardous Waste and Substances.** No flammable, combustible, or explosive fluid, fuel, chemical, hazardous waste or substance shall be kept in any unit or limited common element, except those necessary and suited for normal household use.
12. **Interference with Developer.** No person or entity shall in any way interfere with the marketing or sale of any unit by the Developer. Without limiting the foregoing, picketing and posting of negative signs is strictly prohibited.
13. **Guests.** All guests who occupy a unit in the absence of the unit owner shall register with the Association or management company in advance of their occupancy.
14. **Minors.** All persons under the age of 18 shall be under the direct control and supervision of a responsible adult
15. **Plants and Shrubbery.** No exterior plantings or shrubbery shall be altered, moved, removed or modified without the prior written approval of the Association
16. **Notices.** All notices of members meetings, Board meetings and community meetings shall be conspicuously posted in a glass or otherwise enclosed locked display case in the clubhouse
17. **Applicability; Fines.** These rules and regulations shall apply equally to all owners and their family members, guests, lessees and invitees. Violations are subject to fine as set forth in the bylaws

NOTE: These rules and regulations do not constitute all the restrictions affecting the condominium property. Reference should be made to the condominium documents.

Parking Rules and Regulations



GENERAL:

- 1) All vehicles must have a St. Croix Parking sticker on their vehicle.
- 2) **Vehicles will be towed at owners expense , if a parking sticker is not affixed on the vehicle.**
- 3) All residents can receive 1 parking sticker per vehicle up to 2 registered vehicles (as per condo docs.).
- 4) All owners/renters can receive 1 guest pass for visitors remaining overnight.
 - a) Visitors must display pass after 12 PM nightly.
 - b) Visitors overnight stay not to exceed 1 night without notifying the manager's office.
 - c) If more than 1 night stay without approval through the office, vehicle will be tagged and towed at owner's expense. Any vehicle given a warning will be towed if vehicle returns to St. Croix in the future without permission.
 - d) All guests must register at office.
 - e) No more than 4 passes for the same vehicle in one calendar year will be issued.
- 5) a) Replacement stickers will be a Five Dollar charge.
- 6) **All vehicles park at St Croix must be registered and insured at all times. Vehicles will be towed without warning if not legally registered and insured.**

We thank you in advance for your full cooperation.

St. Croix Board of Directors.

Valet Waste Service Guide

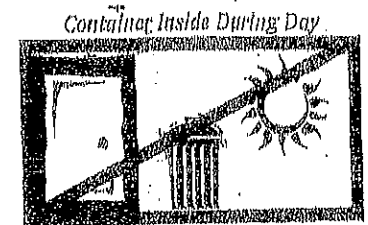
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8 PM	8 PM	8 PM	8 PM	8 PM		
PLACE CONTAINER OUT BETWEEN 6 PM TO 8 PM						

IMPORTANT!

COLLECTION STARTS PROMPTLY AT: 8 PM (EVENING)

BRING CONTAINER BACK INSIDE BY: 9 AM (MORNING)
(Next Day)

** No service on 4th of July, Labor Day, Thanksgiving Day
Christmas Eve/Day & New Years Eve/Day.*



CONTAINER

Container is provided for trash bags.
PLACE CONTAINER OUT BY DOORSTEP OR OTHER
COMMUNITY APPROVED AREA FOR COLLECTION

Containers left out during the day will result in service interruption!



TRASH

Bag & tie - place in the collection container provided
No loose trash
Cardboard - Flattened
Double bag cat litter
No bags over 25 lbs.
No oversized items i.e. Furniture, Large Boxes



QUESTIONS? CALL:
1-877-5-PICK-UP
(toll free nationwide)

SIG-1 8pm CAN 5/07

