

## Villas of Kings Crossing Condominium Association, Inc.

To: All Unit Owners  
Date: May 19, 2009  
From: Board of Directors of Villas of Kings Crossing Condominium Association, Inc.  
Subject: Rules & Regulations Change

On April 17, 2009, the Board of Directors of the Villas of Kings Crossing Condominium Association, Inc. mailed out a form to each unit owner requesting an amendment change to the Rules & Regulations as it applies to the lease of an individual property/unit. The unit owners of the Villas of Kings Crossing approved the amendment change by a majority vote of twenty-three (23) for and five (5) against. The amendment change is in effect as of May 14, 2009 and has been approved by the Board of Directors.

**Amended Change:** *All prospective lessees must submit an application for lease provided by the Board of Directors and gain lease approval from the Board of Directors prior to unit owner granting prospective lessee occupancy. The lease of any unit shall not be for a term less than six (6) months.*

Current and future considerations for an individual unit lease will require that the prospective lessee obtain an application for lease from Accurate Accounting, located at 100 Sullivan Street, Suite 112, Punta Gorda, FL 33950. When the application has been completed, it will then be returned to Accurate Accounting for Board of Directors review.

Board of Directors  
Villas of Kings Crossing  
Condominium Association, Inc.

# VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC.

DATE: APRIL , 2015

TO: ALL UNIT OWNERS

FROM: BOARD of DIRECTORS

REGARDING:

THE RULES AND REGULATIONS AND OTHER GOVERNING DOCUMENTS OF THE VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION ARE DESIGNED TO PROTECT THE RIGHTS AND PRIVILEGES OF ALL UNIT OWNERS , THEIR FAMILIES AND GUESTS , AND TO PROTECT THE ASSOCIATION PROPERTY. BY FOLLOWING THESE RULES WE WILL BE INSURING THE BEST UTILIZATION OF OUR PROPERTY AND ENJOYMENT BY ALL PROPERTY OWNERS.

YOUR BOARD IS ASKING YOU TO COMMUNICATE ANY CHANGES USING THE ATTACHED APPROVED FORMS. THESE FORMS ARE NOT NEW AND HAVE BEEN IN USE SINCE THE VILLAS WERE ESTABLISHED.

**1. PETITION FOR MODIFICATION**

USED WHENEVER YOU ARE MAKING A MODIFICATION TO THE OUTSIDE OF YOUR VILLA. WE WANT TO HAVE SOME DEGREE OF UNIFORMITY THROUGH OUT THE BUILDINGS, AND PROTECT OWNERS FROM FRAUDULANT CONTRACTORS. IF YOU HAVE A QUESTION ABOUT THE USE OF THIS FORM, PLEASE CONTACT A BOARD MEMBER.

**2. APPLICATION FOR LEASE**

USED WHENEVER YOU LEASE OR RENT YOUR VILLA. IF THE BOARD HAS NO KNOWLEDGE OR INFORMATION REGARDING THE OCCUPANCY OF YOUR UNIT THIS COULD BE TREATED AS A SQUATERS SITUATION. DO NOT RELY ON A THIRD PARTY TO COMPLETE THIS FORM AS IT IS THE OWNERS RESPONSIBILITY.

**3. SALES NOTIFICATION—AND—CERTIFICATE OF APPROVAL**

USED WHEN SELLING YOUR VILLA. NEW PURCHASER REQUIRES BOARD APPROVAL

**4. UNIT OWNER INFORMATION**

USED WHEN WE HAVE A NEW OWNER OR IF YOU HAVE HAD ANY CHANGES. CURRENT OWNER INFORMATION CAN BE VALUABLE IN EMERGENCY SITUATIONS.

IF YOU NEED TO COMPLETE ANY OF THE ABOVE FORMS, PLEASE RETURN TO ACCURATE ACCOUNTING.

THANK YOU, YOUR BOARD OF DIRECTORS

VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION

BLDG. \_\_\_\_\_

UNIT \_\_\_\_\_

RETURN TO:

**ACCURATE ACCOUNTING**

100 Sullivan Street, Suite 112  
Punta Gorda, FL 33950

**APPLICATION FOR LEASE**

- This application must be complete in detail by each proposed adult occupant, other than husband/wife or parent/dependent child (which is considered one applicant.)
- If any question is not answered or left blank, this application may be returned, not processed and not approved.
- Please attach a copy of the lease to this application
- The completed application must be submitted to the **ACCURATE ACCOUNTING** office at least 15 days prior to the desired date of occupancy (lease date).
- No lease shall be for less than six (6) months.
- No pets allowed at any time.
- Use of this unit is for single-family residence only.
- The owner (landlord must provide the lessee with a copy of the **ASSOCIATION RULES AND REGULATIONS**.
- Hours for moving are from 8:00 a.m. to sundown, Monday through Saturday.

**VILLAS OF KINGS CROSSING CONDOMINIUM ASSOC., INC.**  
**UNIT OWNER & LESSEE INFORMATION**

UNIT NUMBER \_\_\_\_\_

**OWNER/CURRENT RESIDENT INFORMATION**

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

CELLULAR TELEPHONE \_\_\_\_\_

**LESSEE INFORMATION**

NAME \_\_\_\_\_

VILLA ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

EMAIL ADDRESS \_\_\_\_\_

CELLULAR TELEPHONE \_\_\_\_\_

NAMES OF OTHER RESIDENTS AT LEASED VILLA

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DATES OF LEASE AGREEMENT**

START DATE \_\_\_\_\_

END DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

Have you ever been convicted or pled to a crime? \_\_\_\_\_ If yes, please state the date(s), charge(s) and disposition(s)

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1. I hereby agree for myself and on behalf of all persons who may use the unit which I seek to Lease:
  - a. I will abide by all of the restrictions contained in the Bylaw, Rules & Regulations, and restriction which are or may in the future be imposed by **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION**.
  - b. I understand that there is a restriction on pets and that I may not bring a pet, nor may any guest or visitor bring a pet in **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION**, nor acquire one, either temporarily or permanently after occupancy.
  - c. I understand that I must be present when any guests, relatives, visitors, or children who are not permanent residents occupy the unit or use the recreational facilities
  - d. I understand that sub-leasing or occupancy of this unit in my absence is prohibited.
  - e. I understand that any violation of the terms, provisions, conditions, and covenants of the **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION** documents provides cause for immediate action as therein provided or termination of the leasehold under appropriate circumstances.
2. I have received a copy of the Rules & Regulations: Yes \_\_\_\_\_ No \_\_\_\_\_
3. I understand that I will be advised by the Board of Directors of either acceptance or denial of the application. Occupancy prior to Board approval is prohibited.
4. I understand that the acceptance for Lease at **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION** is conditioned upon the truth and accuracy of this application and upon the approval of the Board of Directors. Any misrepresentation or falsification of information on these forms will result in the automatic disqualification of my application.
5. I understand the Board of Directors of the **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION** may cause to be instituted an investigation of my background as the Board may deem necessary. Accordingly, I specifically authorize the Board of Directors, Management and **RENTERS REFERENCE OF FLORIDA, INC.** to make such investigation and agree that the information contained in this and the attached application may be used in such investigation, and that the Board of Directors, Officers and Management of the **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION** itself 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.

In making the foregoing application, I am aware that the decision of the **VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION** will be final and the Board of Directors will give no reason for any action taken. I agree to be governed by the determination of the Board of Directors.

Applicant \_\_\_\_\_ Applicant \_\_\_\_\_ DATE \_\_\_\_\_