

ISLAND HOUSE SOUTHEAST CONDOMINIUM ASSOCIATION, INC.
300 Beach Road
Tequesta, FL 33469

RULES AND REGULATIONS FOR RENTERS

- All leases shall be approved by the Board of Directors. Only approved Association forms (update 5/90) shall be used. Occupancy is limited to lessee, family and guests. However, all occupants must be approved by the Board of Directors. Lessee shall supply the names of all family members and guests to the Board for approval thirty (30) days prior to the execution of the lease. Occupancy is not exceed two (2) persons per bedroom.
- No sub-leasing is permitted.
- At least one occupant must be not less than eighteen (18) years of age.
- No children under the age of fifteen (15) shall occupy the leased unit.
- Lessees are allowed the use of the parking space assigned to the rental unit only. Additional parking is available in the open lot. Under no circumstances shall lessees or their guests use any other assigned spaces.
- Tar, oil, and sand must be removed from feet and shoes prior to entering the building. Cleaning supplies are available at the top of the stairs leading to the beach.
- The trash chute, located on the west end of each floor, shall be used only for trash and not garbage which should be disposed of in the kitchen disposal unit of the apartment. All trash shall be wrapped and tied in plastic bags. No loose items shall be placed in the chute. Boxes, cartons, and other debris that cannot be put in the chute shall be hand carried to the dumpster (at the west end of the building, outside).
- No grilling or cooking of food on balconies is permitted. Nothing may be hung on balcony railings or thrown over the railings to the ground below.
- Outside doors must be closed at all times.
- Bathing attire is not permitted in the main lobby at any time. Cover-ups and footwear must be worn within the building. Access to the pool and beach shall be through the east entrance (oceanside).
- Rules posted at the pool must be followed.
- Rights of other occupants must be respected at all times. This applies to noise or other disturbances, such as holding the elevator and littering common areas, etc. which infringe on the rights of others. All lessees and guests shall be required to comply with these and other Rules and Regulations of the Association. Any lessee and/or guest who fails to comply shall be required by the Association to leave. Such request shall be directed to their hosts or Lessor by an Office of the Association.

Acknowledged By Lessee(s)

Date

[Return to [Bristol Management Home](#)]

- No pets are allowed on the premises of the condominium.

All LESSEES and guests shall be required to comply with selected Rules and Regulations of the Condominium Association and any guests who fail to comply with such Rules and Regulations shall be required by the Association to leave upon such a request being directed to their hosts or the LESSOR by an officer of the Association.

Nothing herein shall prohibit the OWNER from including in the lease covenants more restrictive than those set forth herein.

In view of the above representations, Island House Southeast Condominium Association, Inc., does hereby consent to the lease of said apartment to the LESSEE for the period

beginning _____ to _____.

This consent runs only to the undersigned OWNER and LESSEE. A \$100.00 check will accompany this agreement. A SECURITY DEPOSIT OF \$1,000.00 is required to be held by the Association until the termination of this lease.

Dated _____

A copy of the Rules and Regulations have been received by the LESSEE.

OWNER

LESSEE

Approved on _____ For Island House Southeast Condominium Association, Inc.

By _____, Director

30 Days required for approval

[Return to [Bristol Management Home](#)]

**ISLAND HOUSE SOUTHEAST CONDOMINIUM ASSOCIATION, INC.
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CONSENT TO LEASE APARTMENT

WHEREAS the Declaration of Condominium of Island House Southeast Condominium Association, Inc., has certain Covenants, Restrictions and Regulations as to the leasing of apartments in the condominium and gives the Association the right to approve or disapprove such transactions; and

WHEREAS, the OWNER of apartment _____ Desires to lease his said apartment _____ to _____ of _____ Phone # _____ S.S. # _____; hereinafter called the LESSEE, and;

WHEREAS, as an Inducement to the said Association to execute this Consent, the said OWNER represents that he recommends the LESSEE as a prospective LESSEE in Island House Southeast Condominium Association, Inc., and gives the following as references for the Lessee:

_____ of _____ Phone # _____ and
_____ of _____ Phone # _____

The OWNER and the LESSEE warrant that the representations made to the said Association as to the qualifications of the LESSEE are true.

IT IS THEREFORE AGREED AS FOLLOWS:

- The LESSEE agrees to comply with and abide by all of the Covenants, Restrictions and Regulations contained in the said Declaration of Condominium and those now or hereafter made by the Board of Directors of the Association, covering the period of the lease. Should the LESSEE not comply with said Covenants, Restrictions or Regulations or any of them, then the Association, by Its Board of Directors, shall have Ipso Facto the right to cancel and terminate the lease all without any obligation to the OWNER, and In this respect, the Association shall be regarded as the OWNER'S agent, fully authorized to take such steps as may be necessary to effect the cancellation and termination above mentioned.
- All leases shall be approved by the Board of Directors of the Island House Southeast Condominium Association, Inc., and shall be on approved forms of the Association.
- Occupancy will be limited to the persons whose names are listed In the lease and that the LESSEE will supply the names of all guests to the Board for its approval PRIOR to execution of the lease. Thereafter, additional guests or persons not listed will not be able to occupy premises without specific approval of the Board of Directors.
- There shall be no occupancy of any leased unit unless one occupant is not less than eighteen (18) years of age.
- The LESSEE shall not be permitted to sublease said unit.
- No guest will be permitted to occupy a leased unit in the absence of the LESSEE.
- The OWNER of the unit leased shall be liable for any and all damages to the common elements or to the other units through the use of the leased condominium unit by the LESSEE or the LESSEE'S guests or Invitees regardless of the cause.
- No children under the age of fifteen (15) years shall occupy a dwelling unit



IHSE Application Check List

All items must be submitted or your application will not be processed. Please check ALL that apply.
This form must be submitted with all other necessary paperwork.

General submission requirements

- Fully executed application
- Fully executed sales contract or lease agreement
- Application fee (for each applicant)
- Title Company Info for Sale/Purchase/Lease
Company Name: _____
Company Address: _____
Company Phone: _____
Company Email: _____
- Buyer Tenant Realtor Info for Sale/Purchase/Lease
Company Name: _____
Company Address: _____
Company Phone: _____
Company Email: _____
- Seller/Current Owner Realtor Info for Sale/Purchase/Lease
Company Name: _____
Company Address: _____
Company Phone: _____
Company Email: _____
- Certificate of approval delivery option (Mark "X" by delivery option)
_____ Title Company
_____ Buyer Realtor to pick up in Bristol office
_____ Seller Realtor to pick up in Bristol office

Community Specific Requirements