

CORKSCREW WOODLANDS ASSOCIATION, INC.
A CORPORATION NOT-FOR-PROFIT

21600 CORKSCREW WOODLANDS BLVD
ESTERO, FL. 33928
(239) 992-3401 – FAX (239) 992-5294

APPLICATION FOR RENTAL OR LEASE

TO: BOARD OF DIRECTORS
CORKSCREW WOODLANDS ASSOCIATION, INC

Corkscrew Woodlands Association, Inc. is a community designated and intended to provide housing for permanent occupants who are fifty five (55) years of age or older. **Article 7.4 of the Declaration of Covenants** (copy attached) regulates ages of occupants as opposed to ages of the record owners. **If a unit is being rented or leased, at least one occupant of the unit must meet the “55 and over” criteria any time the unit is occupied.** Occupancy of the unit may not exceed three (3) persons and there are other age requirements as described in Article 7.4.

The undersigned submits this application for approval of the Board and/or Management to rent or lease unit # _____ circle _____ and states the following information is true and correct.

The undersigned agrees to abide by the Declaration of Covenants, Articles of Incorporation, Bylaws and the Rules and Regulations of the community including individual amenity rules and regulations. The undersigned also acknowledges that use of any part of the community is at your own risk and shall hold the Association harmless of any responsibility of damages or injuries. The owner of said rental unit is responsible for your actions and is responsible to provide you with such Rules and Regulations.

Approval may be withheld by the Association in accordance with Article 6.1.2.1. Approval must be obtained prior to occupancy and is not valid for more than 12 months.

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Owners Name _____

Rental Circle/Lot Address _____

Real Estate Agent/Broker _____

Telephone Number of Owner/Agent _____

.....

APPLICATION FOR RENTAL OR LEASE

RENTER INFORMATION

Name (s) _____

Renter Home Address _____

Renter Home Phone # _____

Local Contact Phone # _____

Intended dates of Rental Period _____

Name and ages of all persons occupying the unit.

_____ Age _____

_____ Age _____

_____ Age _____

Pets (Y/N) _____ Breed _____ Weight _____

Copies of driver's license or other form of age identification must be provided for all individuals at the time of this application. This application must be approved prior to occupancy. A \$50.00 non-refundable application fee applies and must be included with this application.

Print Name

Signature of Applicant

Print Name

Signature of Applicant

Date

APPLICATION APPROVED _____

APPLICATION REJECTED _____

Date _____

7.3 OCCUPANCY

Each Unit shall be used only as a single-family residence. ~~Permanent occupants are to be those related by blood, marriage or adoption with no more than one unrelated person in occupancy.~~ In no event shall occupancy (except for temporary occupancy by guests) exceed three (3) persons. The Board shall have the power to authorize an occupancy of a Unit by persons in addition to those set forth above and according to paragraph 7.4. Temporary occupancy shall not exceed thirty (30) days in any twelve (12) month period except by written approval of the Board.

7.4 FAMILIAL STATUS

Units shall be used and occupied solely as residences by the Owners thereof, their families or approved tenants. At least one person over the age of fifty-five (55) years must be a permanent occupant of each Unit while any person occupies said Unit. Persons under the age of fifty-five (55) and more than eighteen (18) years may occupy and reside in a Unit as long as at least one of the occupants is over the age of fifty-five (55) years. No person under the age of eighteen (18) years shall be allowed to permanently reside in or occupy a Unit for more than thirty (30) days in any twelve (12) month period.

Notwithstanding any provision hereof, the Association in its sole discretion shall have the right to establish hardship exceptions to permit individuals between the age of eighteen (18) and fifty-five (55) to permanently reside in the community, and to grant exceptions in cases of hardship to permit individuals up to the age of eighteen (18) to reside temporarily up to six (6) months, providing that said exceptions shall not be permitted in situations where the granting of hardship exceptions would result in less than eighty percent (80%) of the Units in the community having less than one occupant fifty-five (55) years of age or older, it being the intent that at least eighty percent (80%) of the Units shall at all times have at least one occupant at least age fifty-five (55) years or older.

All such cases shall be presented to the Board in writing followed by a private hearing with the Board and the parties involved. The Board's decision shall be final. All sales and leases of Units shall be subject to the prior approval of the Association to insure compliance with this provision. The Association may require the use of a uniform application and may require such information as is reasonably necessary to insure compliance