



Bayport Condominiums Association of Brevard, Inc.
550 Casa Bella Dr. — Cape Canaveral, FL 32920

NOTICE OF INTENT TO LEASE

The words "lease" or "rent" shall be interpreted as having the same meaning. When an owner intends to lease their unit, the following rules shall apply.

The following forms and fees are required to be completed and received by the Board, along with a copy of the lease, **at least one (1) week** (7 calendar days) prior to the tenant occupying the unit:

1. Bayport Association "Notice of Intent to Lease" form.
 2. Tenant Information Form.
 3. Signed Tenant Agreement (Rules & Regulations) form.
 4. Application Review Fee of \$50.00 (see below).
- The lease shall be in writing and shall be subject to the governing documents of the Association. The Board must be provided with a copy of the lease and any subsequent modifications to the lease.
- Any extensions of the lease must be forwarded to the Board.
- Occupancy is only by one (1) lessee and members of the immediate family and guests. The lessee may not assign his/her interest in the lease for sublease of the unit. No rooms may be rented, and no transient tenants may be accommodated.
- Units are restricted to no more than six (6) occupants. There are no restrictions upon children.
- Minimum rental period is 6 months. Timesharing is prohibited.
- It is the responsibility of the owner to provide entrance keys, electronic access codes, common property keys, mailbox keys and garage door openers to the lessee.

Signature of Unit Owner/Agent

Date

Printed Name

Address/Building#/Unit# to be Leased

This form, along with a copy of the lease, the Tenant Information Form, signed copy of the Tenant Agreement, and the \$50.00 administrative fee must be returned to:

Bayport Condominiums Association of Brevard, Inc.
c/o Showcase Property Management
101 S. Courtenay Pkwy.
Merritt Island, FL 32952

Questions may be directed to:

Lynn Stewart, Association Manager
321-576-9234
SCAssociationcan@gmail.com



Bayport Condominiums Association of Brevard, Inc.
550 Casa Bella Dr. — Cape Canaveral, FL 32920

TENANT INFORMATION FORM

(To Be Completed by Owner/Agent)

Address of Property Being Leased		
Lease Begin Date (minimum 6 months)		Lease End Date (minimum 6 months)
Unit Owner Name		
Unit Owner Mailing Address		
Owner Contact Numbers		Owner Email Address
Phone1	Phone2	
Will You Be Using a Property Manager or Rental Company? <input type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, Name of Manager or Company		
Property Manager/Company Contact Numbers		Email Address
Phone1	Phone2	
Name of Tenant (Lease Holder)		
List Names of ALL Occupants _____ _____ _____		
Tenant Mailing Address (if different from Bayport address)		
Tenant Contact Numbers		Email Address
Phone1	Phone2	
Residents are limited to two (2) vehicles per unit		
Vehicle1 Information (Color/Make/Model/Tag #)		Vehicle2 Information (Color/Make/Model/Tag #)
Mid-rise Buildings are restricted to two (2) pets not to exceed 35 pounds each		
Pet1 (Type/Breed/Weight)		Pet2 (Type/Breed/Weight)

I certify that the tenant has received and signed for a copy of the Tenant Agreement which contains the Rules & Regulations of the Association. (Submit signed copy with this form.)

Signature of Owner/Agent

Date

Printed Name

June 2020



Bayport Condominiums Association of Brevard, Inc.
550 Casa Bella Dr. — Cape Canaveral, FL 32920

❧ **A SIGNED COPY OF THIS AGREEMENT MUST BE SUBMITTED** ❧
ALONG WITH THE TENANT INFORMATION FORM

TENANT AGREEMENT

General Rules & Regulations Applicable to ALL Residents

1. No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition.
2. No immoral, improper, or offensive use shall be made of the condominium property nor any part thereof.
3. The Association has the irrevocable right of access to each unit during reasonable hours, when necessary, for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the Association as necessary to prevent damage to the common elements or to a unit or units.
4. No sign, advertisement or notice of any type shall be shown on the common elements or any unit.
5. An owner shall not place or cause to be placed in the walkways or in or on any other common elements and facilities, stairs, or stairwells, any objects that impede the normal transit through common walkways.
6. It is prohibited to hang garments, rugs, etc., from the windows, patios, or balconies from any of the facades of the buildings or to clean rugs, etc., by beating on the exterior of the building.
7. No boats, utility trailers, recreational vehicles or special purpose vehicles shall be parked on the condominium property. No motor home, trailer, camper, watercraft, or commercial vehicle may be parked on the condominium property. No resident shall park any vehicle on any street. There shall be no repair, except emergency repairs, performed on any permitted motor vehicle on the condominium property. No non-operating or non-functioning vehicle of any kind shall be permitted to be parked on the property. All owners and residents of the condominium are restricted to two (2) vehicles per unit without the Association's consent to bring additional vehicles on the premises.
8. All pets must be kept on a leash when outside the owner's unit. Each pet owner shall be responsible for cleaning up after his pets in the common elements. Pets shall not create a nuisance.
9. No unit owner shall allow anything whatsoever to fall from the window, patio, balcony, terrace, porch, or doors of the premises, nor shall anything be swept or thrown from the premises.
10. No owner shall cause any improvements or changes to be made on or to the exterior of the buildings.
11. There is no smoking on common areas except for the sidewalk along the perimeter of the property, which is along Thurm Blvd. This includes the elevator, clubhouse, pool, stairwells, and lobbies.
12. No children under the age of 18 are allowed to be in the pool or clubhouse without adult supervision.
13. Residents are responsible for any damages to Association property, including but not limited to, oil leaks in parking spaces.
14. Noise ordinance of the City of Cape Canaveral (Sec. 34-153) must be obeyed at all times.
15. All fire sprinkler heads located inside units must have an 18"-inch clearance.

Specific Rules & Regulations Applicable to Mid-Rise Residents

ACCESS

When you leased your unit, you should have received all previously issued common area keys, mail key, and garage remotes from the landlord. Please coordinate with the owner of your unit regarding the issuance of keys and garage remotes. The Association is responsible for providing and updating the mid-rise call-box information with your name and entry code.

AIR CONDITIONING UNITS

HVAC compressors are located on the roofs of the mid-rise buildings. If you or the owner are having your unit serviced, ***you must make arrangements for access to the roof in advance.***

BALCONIES

Please use care when cleaning your balcony. While those living on the 2nd floor may have less concerns if they are cleaning their balcony, those on floors above the 2nd floor do. You must use a dustpan when sweeping and if you have the need to hose off your patio, please notify your downstairs neighbor(s) as they might be entertaining or relaxing beneath you! Hanging or attaching items on balcony railings or facades of buildings is prohibited.

Only electric grills may be used on the balcony. Absolutely NO gas or charcoal grills are permitted.

While you are allowed to smoke on your balcony, please be considerate of your neighbors. Smoke WILL drift to the balconies surrounding your unit. Consider using a smokeless ashtray to minimize smoke.

GARAGES

- Residents are restricted to one designated inside garage parking space and one additional unassigned outside parking space. Residents may apply for an additional vehicle by submitting a request to the Board.
- Garage parking spaces are for vehicles, motorcycles, and bicycles **ONLY. No other items of any kind are permitted to be kept or stored in the interior parking spaces adjacent to the storage room.** All other items must be placed inside a storage room.
- Bicycles may be stored within the confines of the assigned garage parking space or inside the assigned storage unit. Bicycles cannot be secured to any fixture in the parking garages.
- Residents are expected to maintain their assigned parking spaces by immediately cleaning-up oil spots, gas spills, etc., and to keep the surface free of debris.
- Shopping carts are for the shared use of residents and should be returned to the designated area in the garage as soon as possible after use.

MOVING IN/OUT and DELIVERIES

You must notify the Association's property management agent or a Board member at least five (5) days in advance of your move-in/out or delivery date. A **\$200.00 deposit is required along with the submission of the signed Elevator Agreement** is due not later than 3 days prior to your move-in date.

Prior to your move, an inspection of the lobby walls, floor tiles and elevator will be conducted, and elevator pads installed to protect the interior of the elevator cab. A Building Captain will provide you with an elevator "stop key."

NOISE MITIGATION

In keeping with our goal of creating a culture of a respectful and peaceful community, please be considerate of your neighbors above, below, and on either side of you! Our concrete mid-rise buildings may be more durable, but sound-wise, it also poses some challenges. Sound travels significantly throughout the mid-rise buildings and the building materials and structures amplifies these sounds. Here are a few of the most prevalent complaints:

- Televisions and sound systems; cable connections are often located on shared walls and sound is easily conducted through them. Consider using a personal sound amplifier or wireless TV speaker if hearing assistance is required. Please keep programs and music at a reasonable volume, especially in the evenings.
- Sliding patio doors are hurricane rated and are therefore very heavy. When the doors are opened/closed quickly they create considerable noise. Please open and close them slowly so as to mitigate excessive "rumbling."
- Due to the design and structure of patio enclosures, voices are amplified. Even if you are speaking in a normal tone of voice, it carries louder and farther than you think.
- Cabinet doors should be properly closed, not slammed. Those with tile or wood floors should place pads on the feet of chairs or other furniture items that are frequently moved across non-carpeted flooring surfaces.
- Dogs often bark excessively when owners are away. This sound is easily carried throughout the unit and to your neighbors.
- Renovations of almost any kind will affect your neighbors. Be considerate and let them personally know in advance or post a notice in the lobby. Such work can only be performed between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday (*City of Cape Canaveral Ordinance, Sec. 34-154.*)

Please be aware of, and sensitive to, these potential situations. If in doubt, be proactive and reach out directly to your neighbors and ask how you rate on the noise scale!

PETS

Mid-Rise buildings are restricted to two (2) pets not to exceed 35 pounds each.

TRASH AND RECYCLING

- Dumpsters and recycling containers are located on the first floor with outside access on the side of the buildings. Do not place any trash beside the dumpster as it will not be picked up.
- There are trash chutes on each floor of the buildings across from the elevators. All garbage that is put in the trash chute must be in a closed and secured garbage bag.
- **ALL BOXES, CARTONS, SHIPPING, AND/OR DELIVERY CONTAINERS MUST BE FLATTENED OR BROKEN DOWN** to minimize the space they occupy in the trash room. DO NOT put boxes down the trash chutes.
- Appliances, furniture, or any other bulk items are not to be placed in the dumpster area for removal or pick up. It is the responsibility of the unit owner to have these items removed from Bayport property. Residents should contact Waste Pro at 321-837-0055 to schedule a pick-up time. See section titled "Removal of Bulk Trash Items" for additional information.

WATER SHUT-OFF

When leaving your residence for longer than 24 hours it is critical that you turn off the main water supply!! Flooding will not only affect your unit but will also affect neighbors that are below and next door to you. Damages can cost thousands of dollars, and owners may be held liable.

*These guidelines are summarized.
Please refer to the applicable sections in the Community Rules & Guidelines Handbook
for full information governing these subjects.*

I/we acknowledge receipt of these rules and regulations. I/we have read and understand the rules and regulations, and all occupants agree to act in accordance with them. I/we understand that the Board of Directors may exercise their right to enforce these rules up to and including eviction for non-compliance of these rules and regulations.

Signature of Tenant #1 (Lease Holder)

Signature of Tenant #2

Printed Name of Tenant #1

Printed Name of Tenant #2

Date

Date

Address of Property Being Rented