

Sunset Stream Recreation Association
APPLICATION FOR APPROVAL
TO LEASE A UNIT
CHECKLIST

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

(Homeowners, please note you can black out rental amounts if you feel more comfortable)

Please initial EACH item below stating you have included it.

_____ Complete application

_____ A copy of the signed lease agreement

_____ Check or money order in the amount of \$100.00 payable to Sunset Stream
Recreation Association

The information as described above must be submitted at least twenty (20) days prior to the intended starting lease date. Failure to submit may result in violation.

Application and required forms are to be submitted to:

Resort Management

ATTN: Dorothy Reagan, Real Estate Coordinator

9250 Corkscrew Road, Suite #9

Estero, FL 33928

Ph: (239) 461-8700 x5249

Email: dreagan@resortgroupinc.com

Sunset Stream Recreation Association

APPLICATION FOR APPROVAL TO LEASE
C/O Resort Management
9250 Corkscrew Road, Suite 9
Estero, FL 33928
(239) 461-8700 x5249
dreagan@resortgroupinc.com

Units may not be leased for a period of less than thirty (30) days and no more than one (1) year.

INCOMPLETE APPLICATIONS WILL BE RETURNED

Date of Application _____ Lease Dates _____

Unit Owner Name _____

Unit Address _____ Phone Number _____

Name of Lessee(s) _____

Current Address _____

City _____ State _____ Zip _____ Own () Rent () How long? _____

Phone Numbers _____ Email Address _____

No. of persons to be in residence: _____ NOTE: Occupancy is restricted to no more than two (2) persons per bedroom, including children.

Previous rental(s) in Spring Run _____ Date _____ Unit # _____

RENTERS, LESSEES OR GUESTS ARE NOT ALLOWED TO HAVE PETS, HAVE ANY VISITING PETS OR PET SIT AT ANY TIME.

Owners Initials _____ Lessee(s) Initials _____

Vehicle Make/Model _____ Yr _____ Color _____ License plate # _____ State _____

Vehicle Make/Model _____ Yr _____ Color _____ License plate # _____ State _____

-Owners are allowed 2 vehicles maximum per unit. Vehicles that exceed the driveway or parking space in length may not be parked overnight in any parking area.

-Bicycles must be stored in bicycle racks provided – not under the carport.

-RENTERS, LESSEES AND GUESTS ARE NOT ALLOWED TO HAVE MOTORCYCLES ON THE PROPERTY.

NO TRAILERS OF ANY KIND ARE ALLOWED ON THE PROPERTY WHETHER BY OWNERS, LESSEES OR LONG TERM GUESTS.

The information as described above must be submitted at least twenty (20) days prior to the intended starting lease date.

My initials below indicate that I/WE have read and understand each item as stated:

- _____ I/WE DECLARE THE FOREGOING INFORMATION TO BE TRUE AND CORRECT.
- _____ I/WE UNDERSTAND THE **APPLICATION FEE IS NON-REFUNDABLE.**
- _____ I/WE AM/ARE AWARE OF AND AGREE TO ABIDE BY THE DECLARATION OF CONDOMINIUM, ARTICLES OF INCORPORATION, BYLAWS AND ALL PROPERLY PROMULGATED RULES AND REGULATIONS OF THE ASSOCIATION.
- _____ I/WE ACKNOWLEDGE THAT THE ASSOCIATION MAY TERMINATE A LEASE UPON DEFAULT BY THE TENANT IN OBSERVING ANY OF THE PROVISIONS IN THE DOCUMENTS.
- _____ I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THE RULES AND REGULATIONS.
- _____ I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THE SPECIFIC RULES PERTAINING TO RECYCLING AND GARBAGE COLLECTION.
- _____ I/WE UNDERSTAND THE NECESSARY CONFIDENTIAL INFORMATION WILL REMAIN CONFIDENTIAL AND WILL ONLY BE USED BY THE ASSOCIATION'S OFFICERS AND/OR THE ASSOCIATION'S DESIGNEE.
- _____ I/WE UNDERSTAND – ONLY OWNERS ARE ALLOWED TO HAVE PETS. **RENTERS, LESSEES AND GUESTS ARE NOT PERMITTED TO BRING PETS INTO THE UNITS EVEN IF JUST VISITING FOR ANY LENGTH OF TIME.**

FL Statute 718.116(11): If the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the condominium unit to the association, and the tenant must make such payment.

Applicant Signature _____ Date _____

Co-Applicant Signature _____ Date _____

A copy of the approval is sent to: _____

(Email, fax or mailing address)

APPLICANTS DO NOT WRITE BELOW LINE

Application Approved _____ Disapproved _____ Date _____

By _____

Name and Title

Application completed: Yes () No () Application Fees Submitted: Yes () No () Check or money order

Copy of lease attached: Yes () No () Fees Current: Yes () No ()

Information verification completed by:

Reason for action taken:

**RULES & REGULATIONS FOR
SUNSET STREAM RECREATION ASSOCIATION
Approved 2/6/2023**

Introduction

The Rules and Regulations outlined in this document explain the policies and guidelines established by the Board of Directors of the Sunset Stream Recreation Association (SSRA) to promote fairness and uniformity, preserve property values, protect the Sunset Stream resources and provide an aesthetically pleasing and safe environment for residents. Along with the Property Management Company (PMC), it is the responsibility of the Board of Directors to administer and enforce these rules. It is also the responsibility of each owner to cooperate and adhere to the rules of Sunset Stream so everyone can enjoy the beauty and lifestyle in the neighborhood. Sunset Stream provides copies of this Rules and Regulations document to every new renter/lessee and new owner. It can also be requested from the Property Management Company. The Rules and Regulations can also be downloaded from the Neighborhood Association page on the Spring Run Golf Club website and will be sent to each homeowner individually.

Residents may request additional information and report suspected violations of these Rules & Regulations to their Neighborhood Representative, the Board of Directors at: sunsetstream123@gmail.com. or the PMC. These Rules and Regulations establish the standards to which all owners, guests and lessee residents are expected to adhere, along with the requirements set forth in the Spring Run Rules and Regulations and in the Declaration of Condominium documents. The failure of owners, guests and lessees to follow these Rules and Regulations may subject them to penalties up to and including loss of privileges and/or fines as permitted by the Florida Statutes governing Condominiums, Section 718.303.

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Sunset Stream Section Breakdown

Sunset Stream is composed of a total of one hundred and eighteen (118) units as follows:

Sunset Stream Section 1

23571 Sandycreek Terrace (Units 1201- 1210)
23561 Sandycreek Terrace (Units 1301-1310)
23566 Sandycreek Terrace (Units 1401-1410)
23576 Sandycreek Terrace (Units 1501-1510)

Sunset Stream Section II

23601 Sandycreek Terrace (Units 901-910)
23591 Sandycreek Terrace (Units 1001-1010)
23581 Sandycreek Terrace (Units 1101-1110)
23580 Sandycreek Terrace (Units 1601-1610)

Sunset Stream Section III

9161 Spring Run Blvd. (Units 1701-1710)
9175 Spring Run Blvd. (Units 1801-1810)
9189 Spring Run Blvd. (Units 1901-1910)
9209 Spring Run Blvd. (Units 2001-2008)

Tenants and Guests

- **GUEST** means any person who is not the unit owner or lessee or a member of the owner's immediate family or lessee's immediate family, who is physically present in, or occupies the unit on a temporary basis at the invitation of the owner or other legally permitted occupant, without payment or consideration.

Any guest in residence when the owner is not in residence must be registered with the Spring Run office prior to arrival. The **Guest Registration Form** is available on the Spring Run website under the "Administration Forms and Applications" section.

- **TENANTS:** Leasing of residences is permitted when done in accordance with Section 13 of the Declaration of Condominiums. This Rules & Regulations document becomes part of the lease agreement. The **Lease Approval Form** can be downloaded from the Neighborhood Section of the Spring Run website or can be requested from the PMC. **Minimum rental period is 30 days and maximum rental period is one year, renewable upon reapproval.** All leases must be approved by the Associations Board of Directors or its delegate prior to the arrival of the tenant. Approval may be contingent upon the owner meeting certain conditions including up-to-date payments of assessments.

- **OWNERS ARE RESPONSIBLE** for the actions of their family, guests and lessees. Any damage to the Associations or neighborhood property or equipment, caused by them, will be repaired or replaced at the expense of the unit owner.

Neighborhood Courtesy

NUISANCES: No resident, unit owner, lessee, family member or guest may make or permit/create any offensive noise, action or odor that will disturb or annoy the occupants of other units, or allow/permit anything that interferes with the rights, comfort, enjoyment or convenience of other unit owners/occupants.

BARKING DOGS: Please be mindful of your dog's behavior. Barking, in particular, can be very upsetting to your neighbors. Failure to control your dog's excessive barking or other behavior may lead to sanctions by the Association.

SMOKING & VAPING are prohibited on all limited common areas including unenclosed lanais and porches as well as on neighborhood common area, pools and sidewalks. Neighborhoods may designate specific areas where smoking and vaping are permitted.

SPEEDING is a SAFETY ISSUE. **The speed limit in Spring Run is 19 MPH.** Violators should be brought to the attention of the Spring Run General Manager.

MASS EMAILS AND TEXTS may not be sent to residents by owners intending to share information, communicate items of general interest or for solicitation of any kind, be it for personal or for business purposes. All such emails and texts will only be sent by the board of directors.

Common Areas and Amenities

COMMON AREA refers to all property dedicated for use by the community and maintained by the Recreation Association including landscaping, pool & grill areas, sidewalks & parking lots. Owners may not place any objects within the common areas unless specifically permitted. Modifications shall not be made to the landscaping including the entryway. Walkways shall not be obstructed nor used for any purpose other than ingress and egress to and from the unit. In the entry limited common area, one planter with live flowering plants is permitted on the flat area, each planter not to exceed 16 inches in diameter and placed such that egress is not restricted. Planters are to be neutral in color - pastel colors are allowed. Plants and planters need to be maintained and all planters must be removed when no one is in residence. In the lanai limited common area, plants, furniture and accessories are permitted. The lower inside units are allowed to have no more than two (2) folding chairs on the porch areas that should be stored in their unit when not in use.

LIMITED COMMON AREA refers to items and areas reserved for the use of a particular unit but not owned outright by the unit owner. These include lanais, designated parking spaces, covered entry, porches and steps serving one or two units. Unit owners are responsible for maintaining limited common areas reserved for their unit. Lanais are to be used for the purpose for which they are intended, as screened porch areas for relaxation, entertainment and social enjoyment. They are not to be used for the storage of bicycles, exercise equipment, hurricane shutters or other household or personal property not in conformance with the intended use. Storage cabinets of any kind are not allowed on screened lanais. Enclosed lanais, as long as they remain closed, are not governed by this rule but are expected to be presentable from the view of the outside.

Vehicles & Parking

All vehicles must be operated in a manner as to assure safety of pedestrians and drivers.

Speed in excess of 19 miles per hour is prohibited.

Vehicles: A **Class 1 Motorized Vehicle** is considered an automobile, van, SUV, 2 or 3-wheeled motorcycle weighing over 600 pounds or pick-up truck used for the purpose of transportation of passengers and their personal goods. These vehicles may park under the carport or in an available guest space.

Bicycle racks on the rear of a vehicle are permitted as long as they do not exceed the length of the carport overhang.

Vehicles: A **Class 2 Vehicle** is considered a 2- wheeled bicycle, a small motorized bicycle or a motorcycle weighing under 600 pounds if the front wheel can fit into the community bike rack. These vehicles must be parked in the bicycle rack provided for that purpose. It is prohibited to park or store Class 2 Vehicles on walkways, under carports or at condo entrances.

NOTE: Bicycles must be stored in owner's unit during Hurricane Season - June 1st through November 31st **while under hurricane warning.**

Parking Areas: Every unit owner has one assigned carport parking space. If a guest space is available, it may be used to park an owner's additional Class 1 Motorized Vehicle. No more than two Class 1 Motorized Vehicles are allowed per unit. No vehicle shall be positioned in such a manner as to prevent ready access to another parking space.

Owners, lessees, renters and guests are not permitted to park inoperable vehicles or vehicles with commercial plates or markings overnight anywhere on the grounds of Sunset Stream. Repairing of automobiles is not permitted.

NO TRAILORS OF ANY KIND ARE ALLOWED IN CONDO PARKING LOTS.

Swimming Pool & Spa

The swimming **pool & spa** are only for the use of the Sunset Stream unit owners, lessees, and guests from dawn to dusk. The **pool deck and covered area** may be used after dusk.

No Pets are permitted in the pool area at any time.

Food and beverages are permitted in unbreakable containers only; no glass of any kind is allowed. Food is to be consumed in the covered area only.

Any **music** playing must be for yourself **ONLY**. **Playing loud music** is prohibited at the pool area.

All **cell phone and face time** calls should only be used discreetly, **OUTSIDE** the enclosed pool area.

Smoking and Vaping (e-cigarettes) are prohibited in the Pool/SPA area and **all posted rules shall be followed.**

Attire: Spring Run rules for swimming suit attire shall be followed in community pools. Thong bathing/swimming suits are prohibited.

Alcohol is allowed in the pool area only in plastic or non-glass containers. No drinks or food of any kind are allowed in the swimming pool or within four (4) feet of the pool.

There is a container at the pool to hold floatation noodles. Once the container is filled, all excess noodles will be thrown away. Any and all other personal flotation devices are to be kept in your condo and not at the pool.

Building and ARC Requirements

- **ARCHITECTURAL REVIEW COMMITTEE (ARC):** Prior to starting any lanai or building modification or addition, you must complete a "Request for Architectural Review" and have it approved by the Neighborhood ARC Representative and, in most cases, by the Spring Run ARC Committee.
- **EXTERIOR/INTERIOR:** The exterior of the unit or the interior of the lanai shall not be painted or modified in any manner without ARC approval. ARC approval is required for **ANY FLOORING WORK** done on all lanais. Holes are not permitted in the exterior door or walls. No "permanent accessories" such as decorative signs or yard art are permitted on the exterior building walls, walkways or driveways.
- **WINDOWS:** All interior window treatments visible to the outside **must be white** or have a white backing to present a uniform look. Nothing shall be hung or attached to the outside windowsills. Window tinting is prohibited. The manufacturer has tinted all our new windows. **Any tinting added to the current windows by unit owner, will automatically and immediately void the warranty.**
- **FLAMMABLE MATERIALS:** No flammable fluid or portable propane containers holding more than 17 ounces are permitted to be used or stored in the units or on the lanai. Florida State and Estero Fire Rescue and Safety ordinances apply.
- **BARBEQUE GRILLS:** Electric grills, charcoal grills or propane grills **ARE NOT PERMITTED TO BE STORED OR USED ANYWHERE IN SUNSET STREAM.** As of 2021, the Association has furnished new grills for the use of Sunset Stream residents as follows: one in the parking lot of building 15, three at the pool and one in the parking lot of building 18 for grilling outside the units only. Preheating of grills is no longer necessary as the grills heat very quickly. **GAS LINE MUST BE TURNED OFF AND GRILLS CLEANED BEFORE LEAVING THE GRILL AREA.**
- **CLOTHES DRYING:** No clothesline or similar device are to be used outside any areas of the condo. Articles shall not be hung or shaken from the doors or windows of a unit or placed upon the outside railings, windowsills or on common area.
- **FLAGS:** The only flag approved is a portable American flag. Each unit is permitted to have one portable American flag and its wall mount. Temporary signs or flags are permitted to inform residents of a special event, driveway party or pool party and must be removed immediately after the event.
- **HOLIDAY/SEASONAL DECORATIONS:** Holiday and seasonal decorations such as banners, wreaths and lights, may be displayed up to two weeks before a holiday and must be removed no later than two weeks following a holiday.
- **SIGNS:** No signs for sale or for rent shall be posted or displayed in the unit windows or outside the unit. One "Open House" sign may be placed next to the driveway on the day of an open house and must be removed that same day. The Open House sign must adhere to the Spring Run regulations. One security sign may be installed in the window or near the door. No other signs are permitted.
- **SCREEN DOORS & SLIDING DOORS:** Front entrance screen doors are allowed. Contact your Neighborhood ARC Representative to obtain the specifications for approved screen doors. Once installed, the owner will be responsible to clean between the screen door and unit door and will forfeit the monthly cleaning service for this, if any.

Rear entrance screen doors must be replaced in like "color and kind".

Sliding glass or acrylic doors may be installed inside the screen of a lanai. Installation or change requires ARC approval.

- **HURRICANE SHUTTERS:** Hurricane shutters are permitted and may be installed subject to approval by the Neighborhood ARC Representative and the Spring Run ARC Committee. For specifications, installation and use requirements refer to the **Spring Run Design Guidelines, Section B.14, Hurricane Shutters and Storm Panels.**

- **TRASH:** Each unit owner shall regularly pick up all garbage, trash, recycling or other materials outside their unit. No unit owner or resident shall place any trash, bags or other materials on porches or any other Association property. All garbage and waste must be placed in appropriate trash containers.

Dumpsters and recycle bins are located in each condominium neighborhood for **EXCLUSIVE USE BY SUNSET STREAM RESIDENTS ONLY** and not by other communities or contractors. Garbage and recycling are collected once a week. The preferred use of the dumpsters is as follows:

Section I is to use the dumpster next to Building 15

Section II is to use the dumpster next to the pool

Section III is to use the dumpster between buildings 19 & 20.

- **RECYCLE:** Please follow the Lee County recycle rules for approved items in the recycle containers.

NOTE: NO PLASTIC BAGS OF ANY KIND ARE ALLOWED IN THE RECYCLE BINS

NO PET WASTE, FOOD ITEMS OR CLOTHING ARE ALLOWED IN THE RECYCLE BINS

ALL PLASTIC BAGS MUST BE PUT IN THE DUMPSTER FOR DISPOSAL

- **DISPOSAL OF LARGE ITEMS:** Household items too large for dumpsters or pickup containers must be removed through a special pickup process. To make arrangements for the pickup of large articles such as furniture, TV's, toilets, electronics and anything that won't fit in a trash bag, call Waste Pro at 407-869-8800 and make sure you get a confirmation number. All contractors must remove all debris from your unit including but not limited to Water Heaters, etc. If the pick up doesn't happen, send an email to the Sunset Stream Board at: sunsetstream123@gmail.com.

ASSOCIATION'S ACCESS TO UNITS: Sunset Stream and its agents have the right of access to residences for any authorized purpose.

The unit owner must have a Home Watch Person **or a designated individual** with access to the unit. Home Watch contact information must be mailed by owner to the Sunset Stream Board at: sunsetstream123@gmail.com and updated as needed.

If unable to contact the home watch person of record, the unit owner shall be responsible for all costs incurred by the Association and any damage caused by delay in gaining entrance.

Water Leak Prevention and Air Conditioner Maintenance

- **MAIN WATER SHUT-OFF:** The outside main water shut-off **MUST** be in the OFF position whenever the unit is unoccupied for more than 24 hours. This is important to avoid undetected major water leaks from appliances and piping. **The Sunset Stream Board recommends raising your main shut off line out of the underground box for safety reasons.**

- **AIR CONDITIONING (A/C) CONDENSATE DRAINS:** The A/C condensation drain lines shall be maintained (cleaned and tested) by a technician from a licensed HVAC company two times per calendar year. After each cleaning, a written report confirming that the condensate line was flushed, drained & serviced must be emailed to the SSRA Board of Directors at: sunsetstream123@gmail.com. Any additional cleanings may be done by the owner but are not considered the twice-yearly service required. When replacing the air conditioner, using an HVAC licensed professional, a pan must be included under the entire interior unit as well as a safety auto shut off switch for both the condensate line and pan.

• **APPLIANCES:** These are the main cause of serious water leaks and building damage. The following replacement cycles are recommended:

Hot Water Heaters: replace within 10 years. A leak pan is required.

Washing Machines: replace within 12 years. Water supply hoses shall be “burst proof type”.

Dishwashers: replace within 12 years. Water supply hoses shall be “burst proof type”.

Hurricane Season Preparedness

- Each unit owner who plans to be absent during the hurricane season must prepare his unit prior to leaving.
- This includes removal of potted plants and other movable objects from the lanai and entryway. An exception will be made for the lanai area if the unit has outside hurricane rated doors or roll down shutters.
- Each unit owner must rely on a Home Watch service, to care for the unit in case there is storm or hurricane damage. Contact information for your Home Watch Service or person responsible for your unit must be on file with the Sunset Stream Association and included in your profile on the Spring Run website. Information must be emailed by owner to the Sunset Stream Board at: sunsetstream123@gmail.com and updated as needed.

If unable to contact the home watch person of record, the unit owner shall be responsible for all costs incurred by the Association and any damage caused by delay in gaining entrance.

Pets

- Pets are permitted for **UNIT OWNERS ONLY**. Prior registration must be made with Sunset Stream’s Management Company. Dogs and cats must also be licensed according to the Lee County, FL requirements.

<https://www.leegov.com/animalservices/licensing>.

“All cats and dogs, four months of age or older, that live in Lee County for at least 30 days per year must be vaccinated against rabies and licensed by Lee County. If your pet’s rabies vaccine is still current from another state, you only need to purchase a Lee County license, which will expire when the rabies vaccination expires.”

When outside the Unit, all pets must be caged or secured with a hand-held leash.

Pet waste must be picked up and properly disposed of in the dumpster.

Pet waste is NOT to be put in the recycle bins.

Under no circumstances will a pit bull or any attack type dog be permitted in any portion of the condominium unit or on Spring Run property.

A pet owner is responsible to restrain his dog from excessive barking.

No renter, visitor or guest may have or bring a pet into Spring Run. Pet sitting is not allowed. No pets are permitted in the neighborhood pool or pool area.

As a pet owner I further understand that I am fully responsible for my pet.

Enforcement

The Sunset Stream Recreation Association Board of Directors, and your neighbors, expect that all owners and residents will adhere to these Rules and Regulations.

Infractions of these Rules and Regulations may subject the violator to a series of escalating actions by Sunset Stream aimed at bringing the situation back into compliance.

For the vast majority of situations, it is expected that constructive communications and education by Sunset Stream or the PMC will be sufficient for a responsible owner to eliminate the problem.

If the violation is not corrected after due notice and explanation, and there is continued disregard for a rule or regulation, or if there is any action that puts residents or property at risk, the escalation process could lead to serious consequences for the violator including, but not limited to:

- Loss of access to Neighborhood amenities and common areas.
- Loss of authorization to lease units.
- Loss of access to Spring Run amenities.
- Towing of vehicles in violation of parking rules and regulations at owner's expense.
- Fines, as permitted by the Documents of Condominium and by the Florida Statute governing Condominiums, Section 718.303.

Section 718.303 states: The association may levy reasonable fines for the failure of the owner of the unit or its occupant, licensee, or invitee to comply with any provision of the declaration, the association bylaws, or reasonable rules of the association. A fine may not become a lien against a unit. A fine may be levied by the board on the basis of each day of a continuing violation, with a single notice and opportunity for hearing before a committee as provided in paragraph (b). However, the fine may not exceed \$100 per violation, or \$1,000 in the aggregate.

Amending the Rules and Regulations

These Rules and Regulations may be amended at any time by a majority vote by the Sunset Stream's Board of Directors.

This document will supersede any previous editions of Sunset Stream's Rules and Regulations.