



Palm Island Phase 2 Community Association Inc.

Rental - Leasing Guidelines



In the Association's Covenants, Conditions and Restrictions (CC&R's) there are certain guidelines you must adhere to if you intend to lease or rent your home.

5.3 Leasing. An owner may lease his Living Unit without prior Association approval, subject to the following restrictions and conditions:

- (A)** The lease must be written, and a fully executed copy must be provided to the Association not less than three (3) days before the beginning of the lease term, together with such other information about the tenants as the Board may reasonably require.
- (B)** No Living Unit may be leased or rented for a term of less than sixty (60) consecutive days and no more than twice over twelve (12) consecutive months.
- (C)** No subleasing or assignment of lease rights is allowed. All of the provisions of the Palm Island Phase 2 Documents and the Use Restrictions of the Association pertaining to use and occupancy shall be applicable and enforceable against any person occupying a Living Unit as a lessee or guest to the same extent as against an owner, and a covenant on the part of each occupant to abide by the rules and regulations (Use Restrictions) of the Association and the provisions of the Documents, designating the Association as the owner's agent, with the authority to terminate any lease and evict the tenant in the event of violations by the tenant of such covenant, shall be deemed to be included in every lease whether oral or written, and whether specifically expressed in such lease or not.

Please send completed form to:

Palm Island Phase 2 Community Association Inc. C/O APG
World Plaza South Park
12689 New Brittany Blvd. Suite 3W
Fort Myers, FL 33907