



ISLAND DUNES OCEANSIDE I CONDOMINIUM ASSOCIATION, INC.

8880 South Ocean Drive, Jensen Beach, FL 34957
Telephone: 772-229-8415 Fax: 772-229-5540
Email: islanddunes1@comcast.net

LEASING RULES AND REGULATIONS

1. Any lease of a Condominium Unit shall be:
 - a. subject to prior approval of the Board of Directors;
 - b. subject to completion and submission of the Association's Lease Application Package by the proposed tenant forty five (45) days prior to the Lease occupancy date. The Lease Application Package is available on line or in the Association Office;
 - c. for a period of not less than sixty (60) days or more than one (1) year; and
 - d. for use of the Condominium Unit as a single family residence.
2. Any renewal or extension of a lease shall be considered a new lease subject to prior approval by the Board of Directors. Any renewal or extension of a lease may require completion and submission of an additional Lease Application Package at the discretion of the Board of Directors.
3. A tenant shall not sublease a Unit.
4. A tenant shall not have any pets.
5. The Board of Directors or such persons as the Board designates shall conduct a background investigation of the prospective tenant.
6. The Board of Directors shall not give any reasons for the approval or disapproval of a lease application.
7. No person other than the tenant and the other persons listed on the Lease Application may occupy the leased Unit without the tenant being in residence.
8. No person other than the tenant and the other persons listed on the lease application shall be permitted to use the common areas of the building, the recreational facilities of the Island Dunes Oceanside Property Owners' Association, Inc. (POA), or the Island Dunes Country Club, without the tenant being in residence.
9. The tenant and other persons listed on the lease application and any guests of the tenant must comply with the Rules & Regulations issued by the Association, the POA, and the Island Dunes Country Club.

10. If the Board of Directors determines that there has been a violation of the rules, the Board of Directors may terminate the lease and may take all necessary actions to evict the tenant. The tenant and Unit Owner shall indemnify and hold the Association and its Board of Directors harmless from any damages resulting from any action to evict a tenant whose lease is terminated by the Board of Directors.
11. If a tenant vacates a Unit prior to the termination of a lease, no guests or other persons will be permitted to occupy the Unit. The Unit Owner must execute a new lease in conformity with these rules after the termination of any lease period or lease occupancy.
12. The Unit Owner will be responsible for any violations of rules by the tenant. Actions will be taken by the Association and charges will be assessed to the Unit Owner for any violations and for the performance of services by the Association to ensure compliance with these rules. The Unit Owner will be liable to the Association and any Unit Owner for damages caused by violation of these rules.