

**TURTLE LAKE GOLF COLONY CONDOMINIUM ASSOCIATION, INC.**

180 Forest Lakes Blvd., Naples, FL 34105

PH: (239) 263-3587

Email: [Admin@turtlelakegolfcolony.com](mailto:Admin@turtlelakegolfcolony.com)

**FIRST TIME ANNUAL RENTER APPLICATION**

(Rental term is six (6) months to a maximum of twelve (12) months)

Maximum occupancy: one (1) bedroom: three (3) people; two (2) bedroom: four (4) people.

BUILDING NUMBER: \_\_\_\_\_ UNIT NUMBER: \_\_\_\_\_

BUILDING ADDRESS: \_\_\_\_\_

OWNER or AUTHORIZED AGENT'S NAME: \_\_\_\_\_

PHONE NO: \_\_\_\_\_ EMAIL: \_\_\_\_\_

TERM OF AGREEMENT/LEASE: (START DATE) \_\_\_\_\_ (END DATE) \_\_\_\_\_

**ONLY COMPLETED APPLICATION PACKETS WILL BE ACCEPTED.**

Please allow two (2) weeks for interview scheduling and application processing.

An in-person interview will be conducted by a member of the Board of Directors. All attendees are expected to have read the current Association Rules and Regulations. If the applicant cannot read and/or understand English they are responsible for providing an interpreter to attend the interview with them to translate our requirements. Children twelve (12) years and over **MUST** attend the interview.

**DOCUMENTS REQUIRED**

- Turtle Lake First Time Annual Renter Application
- Copy of the terms of agreement or lease between the landlord and the tenant
- COLOR COPY of a photo identification card for all applicants 18 years old and above
- \$150.00 application processing fee (check or money order payable to: Turtle Lake Golf Colony)

**FOR TURTLE LAKE OFFICE USE ONLY**

INTERVIEW DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  PHONE  IN PERSON  VIDEO

PARKING SPACE: \_\_\_\_\_ STORAGE UNIT: \_\_\_\_\_ INTERVIEWER: \_\_\_\_\_

ADD ON OCCUPANT  YES  NO

APPLICATION FEE PAID -  CHECK # \_\_\_\_\_  MONEY ORDER# \_\_\_\_\_

\_\_\_\_\_  
AUTHORIZED SIGNATURE

\_\_\_\_\_  
DATE

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**APPLICANT INFORMATION**

**List ALL occupants (adults & children) planning to reside in this unit**

**OCCUPANT #1**

Name (print first and last)	Phone Number
Mailing Address	City State Zip
Email	
Employer	Work Phone

**OCCUPANT #2**

Name (print first and last)	Phone Number
Mailing Address	City State Zip
Email	Under 18    yes    no
	If yes, age _____

**OCCUPANT #3**

Name (print first and last)	Phone Number
Mailing Address	City State Zip
Email	Under 18    yes    no
	If yes, age _____

**OCCUPANT #4**

Name (print first and last)	Phone Number
Mailing Address	City State Zip
Email	Under 18 _____
	If yes, age _____

Is any applicant serving as a member of the United States Armed Forces on active duty or state active duty or is any applicant a member of the Florida National Guard or United States Reserve Forces?

\_\_\_ No \_\_\_ Yes (If yes, place a check mark in front of the level of service below.)

\_\_\_ Federal Active \_\_\_ State Active \_\_\_ FL National Guard \_\_\_ U.S. Reserve Forces

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**APPLICANT/OCCUPANT EMERGENCY CONTACT PERSON**

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

**VEHICLE INFORMATION (Max two (2) vehicles per unit including owner vehicle)**

Year: \_\_\_\_ Make: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_

Year: \_\_\_\_ Make: \_\_\_\_\_ Color: \_\_\_\_\_ License Plate: \_\_\_\_\_ State: \_\_\_\_\_

Parking permits must be displayed on each vehicle when on property and must be obtained from the Turtle Lake office within seventy-two (72) hours of arrival. All vehicle requirements and parking rules are mandatory. To obtain parking permits bring vehicle registration and a valid driver's license to the Turtle Lake office.

**APPLICANT/OCCUPANT'S RESPONSIBILITY AND ACKNOWLEDGEMENT OF UNDERSTANDING**

(As indicated by signatures below)

**1. ACCURACY OF INFORMATION PROVIDED:** I/We verify that this entire application has been read and that all information is true and correct. I/We understand that if any of the information is false, this agreement signed with the owner and this approval will be subject to immediate termination.

**2. RULES AND REGULATIONS:** I/We have received, read and understand the "Rules and Regulations" of Turtle Lake Golf Colony and hereby agree to abide by the "Rules and Regulations" presently in effect and any future revisions by the Board of Directors. I/We accept full responsibility for their observance by guests, family and visitors.

**3. PENALTIES/FINES:** I/We further understand that the unit owner may be subject to penalties in the form of fines and/or legal action, and I/we may be evicted for any violation of documents (Declaration, Bylaws, Articles of Incorporation and "Rules and Regulations"). If one (1) violation notice or more are issued, future agreements may not be permitted or approved.

**4. NON-DISCRIMINATION:** I/We understand that it is not the policy of Turtle Lake Golf Colony Condominium Association, Inc. to discriminate in the approval of leases on the basis of race, color, creed, national origin, religion, sex, or family status.

**5. NO MONTHLY RENT:** If your lease indicates no monthly rent or an amount that is less than \$422.00/\$536.00 per month and the owner defaults regarding their monthly maintenance fees, you will be responsible to pay Turtle Lake Golf Colony \$536.00 per month upon written notification until the end of your lease or until the owner is current on fees. Failure to pay on time will result in the parking permits being void. All vehicles will be ticketed or towed from the property.

\_\_\_\_\_  
APPLICANT 1 - SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT 2 - SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT 3 - SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
APPLICANT 4 - SIGNATURE

\_\_\_\_\_  
DATE

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**ACKNOWLEDGEMENTS AND RESPONSIBILITY OF  
OWNER OR AUTHORIZED AGENT**

Furnish or advise the occupants (tenants) of the following:

- **RULES AND REGULATIONS:** Notify the applicants about the Turtle Lake Rules and Regulations booklet and supply them with the current copy of this document or notify them that an electronic copy is available at [www.turtlelakegolfcolony.com](http://www.turtlelakegolfcolony.com) and can be found under "Forms."
- **COMMON AREA KEY:** I/We will provide the approved occupant(s) with Common Area key(s) for access to the Common Elements.
- **LEASE RULES:** I/We understand that the unit owner may be subject to penalties in the form of fees for violations of leases or lease rule infractions.

I/We authorize the applicants to occupy our unit located at Turtle Lake Golf Colony for the designated term of this application/agreement.

OWNER or AUTHORIZED AGENT'S NAME: \_\_\_\_\_

PHONE NO: \_\_\_\_\_ EMAIL: \_\_\_\_\_

OWNER or AUTHORIZED AGENT'S SIGNATURE: \_\_\_\_\_ DATE \_\_\_\_\_

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**AUTHORIZATION TO RELEASE INFORMATION**

I/We have been requested, by the Turtle Lake Golf Colony Condominium Association, Inc., to provide information for their use in reviewing my/our background(s). Turtle Lake Golf Colony understands that all information is to be kept strictly confidential in their records.

Therefore, I/We hereby authorize the investigation of my/our criminal activity, financial and employment histories and my/our character at my/our expense.

The release in any manner of all information by you is hereby authorized whether such information is of record or not and Uwe do hereby release all persons, agencies, firms, companies, etc., from any damages resulting from providing such information.

**AUTHORIZATION IS VALID FOR NINETY (90) DAYS FROM THE DATE SIGNED.**

_____ OCCUPANT #1 NAME (Print)	_____ OCCUPANT SIGNATURE	_____ DATE
_____ OCCUPANT #2 NAME (Print)	_____ OCCUPANT SIGNATURE	_____ DATE
_____ OCCUPANT #3 NAME (Print)	_____ OCCUPANT SIGNATURE	_____ DATE
_____ OCCUPANT #4 NAME (Print)	_____ OCCUPANT SIGNATURE	_____ DATE

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**ADDENDUM TO AGREEMENT BETWEEN LANDLORD AND TENANT APPLICANT(S) AND ASSIGNMENT OF RENTS FROM LANDLORD TO CONDOMINIUM ASSN. FOR AMOUNTS OWED**

The provisions contained herein modify the lease/agreement ("Lease") between the Landlord and the Tenants for the lease of real property located at (insert below):

Print Address	Building #	Unit #

and serve as an agreement between Landlord and Turtle Lake Golf Colony Condominium Association, Inc. to assign rents payable to Landlord pursuant to the Lease from Landlord to Association for past due and owing assessments, interest, costs and reasonable attorney's fees, which amounts are due pursuant to obligations of landlord arising from any one, or more, of the Declarations of Condominium for Turtle Lake Golf Colony Apts., Building No. 1 recorded at O.R. Book 583, Page 652, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts, Building No. 2 recorded at O. R. Book 595, Page 116, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 3 recorded at O. R. Book 700, Page 830, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 4 recorded at O. R. Book 776, Page 335, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 5 recorded at O. R. Book 1790, Page 1544, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 6 recorded at O. R. Book 803, Page 1390, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 7 recorded at O. R. Book 747, Page 1532, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 8 recorded at O. R. Book 654, Page 1316, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 9 recorded at O. R. Book 855, Page 350, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 10 recorded at O. R. Book 56, Page 356, Public Records of Collier County, Florida; Turtle Lake Golf Colony Apts., Building No. 11 recorded at O. R. Book 8335, Page 479, Public Records of Collier County Florida; Turtle Lake Golf Colony Apts., Building No. 12 recorded at O. R. Book 820, Page 197, Public Records of Collier County Florida; or Turtle Lake Golf Colony Apts., Building A recorded at O. R. Book 860 Page 1939 Public Records of Collier County, Florida.

WHEREAS, Landlord is required to pay periodic and special assessments to Association, pursuant to Section 718.116(1)(a), Florida Statutes (2008), which requires a unit owner, regardless of how his or her title has been acquired, including by purchase at a foreclosure sale or by deed in lieu of foreclosure, is liable for all assessments which come due while he or she is the unit owner and pursuant to the Declaration;

WHEREAS, Landlord(s) failure to pay assessments, as they come due, as well as interest, cost and reasonable attorney's fees charged in connection with the collection of said assessments, triggers the Association's right to have rents assigned directly from Tenant to Association, pursuant to this Addendum.

NOW, THEREFORE, it is agreed as follows:

1. So long as Landlord pays assessments to Association in a timely manner, the provisions of this Addendum will not take effect. However, if Landlord fails to pay assessments to Association, the provisions of this Addendum will take effect and Landlord will agree to assign rents accruing from the above-referenced property, pursuant to the lease of such property, to Association, to reimburse Association for past due and owing assessments, along with any interest, costs, and reasonable attorney's fees charged in the collection of said assessments, until Landlord's delinquency to Association has been fully cured.

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2. In the event Landlord fails to pay assessments, Landlord authorizes Association to contact Tenant in writing (with a copy to Landlord) as to the amount of unpaid assessments, interest, costs, late charges and attorneys' fees owing and to direct Tenant to pay rent in installments (amount of monthly rent) each month on the (date rent is due to Landlord under Lease) day of each month, directly to the Association, at such time as assessments attributable to the above-referenced Unit become due and owing. Payment shall be made to Turtle Lake Golf Colony Condominium Apts., Inc. No. 1, 180 Forest Lakes Boulevard, Naples, Florida 34105.
3. Tenant's failure to pay pursuant to Section 2 above constitutes default by Tenant and Landlord under this Lease. If Tenant's/Landlord's default continues for three (3) days, excluding Saturday, Sunday, and legal holidays, after receipt by Tenant and Landlord of written demand by Association for payment of rent or possession of the Premises, Association may terminate Lease and evict Tenant for breach of Lease. Legal holidays for the purpose of this provision shall be court-observed holidays only. Delivery shall be by first class United States Mail and is deemed effective upon mailing. Landlord hereby consents to authorize Association to communicate with Tenant without limitation including for the purpose of signing this Addendum and for providing information to Tenant regarding Tenant's responsibility under this Addendum to pay rent directly to Association.
4. Any rents received by Association shall be applied pursuant to Section 718.116(3), Florida Statutes (2008), which requires any payment to be applied first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in the collection, and then to delinquent assessments. The foregoing shall be applicable notwithstanding any restrictive endorsement, designation, or instruction placed on or accompanying a payment.
5. At such time as Landlord's obligation to Association are paid in full, (as evidenced in writing signed by Association or its agent), Tenant may redirect payments to Landlord. In the event Landlord again becomes delinquent in payment owed to Association, Association may send written notice to Tenant (with a copy to Landlord) specifying the amount and basis of such delinquency and Tenant shall again remit all rental payments due after receipt of such notice directly to Association until advised in writing by Association of satisfaction of the delinquency.
6. Interruption of Basic Cable TV: At such time as the assessments are in arrears, the Association will advise our cable tv provider to interrupt provision of the Basic Cable until the amount owed to the Association is brought current.
7. This agreement is made without prejudice of Association's rights, pursuant to the Florida law and the Declaration of Condominium of Turtle Lake Golf Colony Condominium Apts., Inc. No. 1; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building 2; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 3; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 4; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 5; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 6; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 7; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 8; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 9; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 10; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 11; Declaration of Condominium of Turtle Lake Golf Colony Apts., Building No. 12; and Declaration of Condominium of Turtle Lake Golf Colony Apts., Building A should the Landlord fall into and/or remain in arrears.

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This Addendum to the Agreement between the landlord (owner) and the applicant(s) has been executed by the parties on the dates indicated below.

**TWO (2) WITNESSES ARE REQUIRED FOR THE LANDLORD OWNER**

<b>Owner's Name (Print)</b>	<b>Owner's Signature</b>	<b>Date</b>
Witness #1 Name (Print)	Witness #1 Signature	Date
Witness #2 Name (Print)	Witness #2 Signature	Date

**Two (2) WITNESSES ARE REQUIRED FOR EACH OCCUPANT OCCUPANTS**

<b>Occupant #1 Name (Print)</b>	<b>Occupant's Signature</b>	<b>Date</b>
Witness #1 Name (Print)	Witness #1 Signature	Date
Witness #2 Name (Print)	Witness #2 Signature	Date
<b>Occupant #2 Name (Print)</b>	<b>Occupant's Signature</b>	<b>Date</b>
Witness #1 Name (Print)	Witness #1 Signature	Date
Witness #2 Name (Print)	Witness #2 Signature	Date
<b>Occupant #3 Name (Print)</b>	<b>Occupant's Signature</b>	<b>Date</b>
Witness #1 Name (Print)	Witness #1 Signature	Date
Witness #2 Name (Print)	Witness #2 Signature	Date
<b>Occupant #4 Name (Print)</b>	<b>Occupant's Signature</b>	<b>Date</b>
Witness #1 Name (Print)	Witness #1 Signature	Date
Witness #2 Name (Print)	Witness #2 Signature	Date



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**ADDENDUM TO MODIFY LEASE**

This Addendum modifies the lease between the landlord and the tenant applicant referenced below and, notwithstanding anything to the contrary contained in the lease, by adding the following language:

All of the provisions of the condominium documents of the Turtle Lake Golf Colony Condominium Association, Inc. are applicable to and enforceable against the tenant applicant and his/her family members, guests, licensees and invites to abide by the condominium documents, designating the association as the landlord/landlord's agent with the authority to terminate any lease agreement and evict the tenant(s) and his/her/their family members and guests in the event of more than one (1) violation of such condominium documents that are not cured after notice and an opportunity to comply, is deemed to be included in the lease.

TERM OF LEASE: START DATE: \_\_\_\_\_ END DATE: \_\_\_\_\_

**OWNER OR AUTHORIZED AGENT (LANDLORD)**

(Please print first and last name, sign, and date in the spaces provided below.)

\_\_\_\_\_  
Owner-Authorized Agent (print name)                      Owner-Authorized Agent signature                      Date

\_\_\_\_\_  
Owner-Authorized Agent (print name)                      Owner-Authorized Agent signature                      Date

**OCCUPANTS**

(Please print first and last name, sign, and date in the spaces provided below.)

\_\_\_\_\_  
Occupant #1 (print name)                      Occupant #1 signature                      Date

\_\_\_\_\_  
Occupant #2 (print name)                      Occupant #2 signature                      Date

\_\_\_\_\_  
Occupant #3 (print name)                      Occupant #3 signature                      Date

\_\_\_\_\_  
Occupant #4 (print name)                      Occupant #4 signature                      Date