



**Oceans West Condominium Association, Inc. One Oceans West Blvd.
Daytona Beach Shores, FL 32118 - Phone 386-767-9378 - Fax 386-767-8225**

Needed from Prospective Renters/Leasers:

1. Copy of driver's license(s) for each individual on the Rental/Lease Agreement.
2. Locators Background Check Application for each individual on the Rental/Lease Agreement accompanied with a \$75.00 (check) made payable to Oceans West One Condo Assoc.
3. A signed copy of a completed Rental/Lease Agreement.
4. A completed Oceans West One Rental/Lease Application.
5. A signed Tenant Certification Form.

*Timothy M Stuart-CAM
Oceans West One Condominium Association
One Oceans West Blvd.
Daytona Beach Shores, FL 32118
Office: (386)-767-9378
Fax: (386)-767-8225
Web: www.oceanswestone.com*



SALES/RENTAL/LEASE DISCLOSURE CONSENT APPLICATION

The below requested information is necessary in order to acquire public information records necessary to process your application. Please PRINT neatly to avoid any delays.

Name (full legal name): _____

Any other names you have used:
(Include maiden name, abbreviations, and aliases) _____

Current Home Address: _____

City: _____ State: _____ Zip Code: _____

Date of Birth: _____

Social Security Number: _____

Driver's License Number:
(Include State) _____

Person or Company Requesting this Report: _____

I hereby give consent for Locaters International, Inc. and/or their agents to perform an investigative consumer report to be prepared to determine my eligibility for tenancy. I understand that this report may include information about me obtained from Law Enforcement Agencies, State Agencies, consumer credit reports, and social security information, as well as Public Records information such as criminal history information and civil records such as are allowed by law. I also attest that the above supplied information was given voluntarily and I understand that it is to be used for the purposes of verifying my identity in acquiring public information and for *no other purposes*.

Signature

Date

OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC.
One Oceans West Blvd., Daytona Beach Shores, FL 32118
(386) 767-9378

UNIT NO. _____ PARKING SPACE NO. _____ STORAGE BIN NO. _____

OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC.

RENTAL LEASE APPLICATION

A Unit Owner Rental Lease Application for each unit that you own within the Oceans West One Condominium must be approved and on file. A Tenant that has been approved is not permitted to have a Roommate unless said Roommate pays \$75.00 for a Security Check and has also been approved by the Board of Directors. All information provided is confidential Florida Statutes (718.11(12)). Social Security Numbers will be removed from the application once the Security Check is completed.

NAME(S) OF TENANTS/CO-TENANTS:

[1] _____ Date of Birth: _____

Current Address: _____ State: _____ Zip: _____

Driver's License Number: _____ Social Security Number: _____

Phone/Cell Phone: _____ Email Address: _____

Current Employer: _____

Position: _____ How Long Employed: _____

Supervisor: _____ Phone: _____

[2] _____ Date of Birth: _____

Current Address: _____ State: _____ Zip: _____

Driver's License Number: _____ Social Security Number: _____

Phone/Cell Phone: _____ Email Address: _____

Current Employer: _____

Position: _____ How Long Employed: _____

Supervisor: _____ Phone: _____

OTHER PERSONS THAT WILL RESIDE WITHIN THE RENTAL LEASE UNIT:

Full Name	Age	M/F	Relationship to Tenants/Co-Tenants

LIST ALL THOSE RESIDING WITHIN THE RENTAL LEASE UNIT WITH SPECIAL NEEDS:

Name	Age	Kind or Type of Need

LIST EACH PET THAT WILL BE LIVING WITHIN THE RENTAL LEASE UNIT:

Type of Pet	Weight (lbs.)	Description: Breed, color, marking, etc.

LIST OF PERSONS WHO MAY NEED TO BE CONTACTED IN CASE OF AN EMERGENCY:

Name	Address	Phone Number

NUMBER OF KEYS TO BE DISTRIBUTED TO TENANTS:

Common Area Key: _____ Key to Unit: _____ Garage Door Opener: _____ Mailbox Key: _____

LIST THE MOTOR VEHICLES THAT WILL BE PARKED ON CONDO PROPERTY

Make	Model	Registration No.	State

DATES UNIT IS TO BE RENTED: From _____ To _____

REALTOR/PERSON/COMPANY TO BE RESPONSIBLE FOR RENTING THIS UNIT:

Name: _____ **Phone:** _____

Address: _____

I/we certify that the Tenant(s) have been briefed on the Condominium Rules and Regulations and have received a copy of same. It is understood that failure to so may result in the termination of the lease. Also, I/we certify that it is to the best of my/our knowledge, understanding, and belief that all of the information provided on this form and included on all the attachments is complete, correct, and accurate.

Name: _____ Date: _____
Signature of Owner

Name: _____ Date: _____
Signature of Owner

OCEANS WEST ONE CONDOMINIUM ASSOCIATION, INC.

RENTAL LEASE APPLICATION

UNIT _____

The management of the Oceans West One Condominium Association verifies that the Rental Lease Application and attachments have been reviewed with the owner and found to be in order:

Attached were copies of:

_____ A signed and dated Tenant Certification Form

_____ A driver's license, picture I.D. and or passport/visa for each Tenant and Adult that will be residing within the Unit.

_____ A legible, signed, and dated Rental Lease Agreement.

_____ A standard application fee of \$75.00 received for each Tenant and Adult that will be residing within the unit.

Name: _____ Date: _____
Signature of Oceans West One Manager

The Rental Lease Application has been approved by the Board of Directors:

Name: _____ Date: _____
Signature of President of the Board of Directors

TENANT CERTIFICATION FORM

I/we certify that I/we have been briefed on the Condominium Rules and Regulations and received a copy of same. I/we understand that failure to abide by the Condominium Rules and Regulations may result in the termination of the lease and that any cost incurred due to violations of the Condominium Rules and Regulations will be at the Tenant(s) expense.

I/we give permission for the Oceans West One Condominium Association, Inc. to obtain a Security Check by a third party prior to the Rental Lease Application approval and that such said report may be grounds for the disapproval of the Rental Lease Application.

I/we discharge from any claims, liability, actions, and damages, compensation or otherwise known or unknown the Board of Directors of the Oceans West One Condominium Association, Inc. its officers, Community Association manager, employees and all other persons acting on its behalf, any person or agency furnishing information as a result of any investigation related to the Rental Lease Application or arising out of any disclosure of any information concerning this Rental Lease Application. It is my understanding that all Social Security Numbers will be removed from the application once the Security Check is completed.

I/we certify that it is to the best of our knowledge, understanding, and belief that all of the information provided the owner are complete, correct, and accurate. I/we understand that an interview meeting with the Board of Directors or their representative may be required prior to final approval of the Rental Lease Application.

[1] _____ Date _____
Signature of Tenant Applicant

(2) _____ Date _____
Signature of Co-Tenant Applicant

OCEANS WEST ONE
RULES
&
REGULATIONS

1. GENERAL

- a. A unit owner shall be liable for the expense of any maintenance, repairs or replacement costs to common areas caused by negligence of unit occupants or guests.
- b. All overnight guests must acquire a parking permit from the Association Manager in the office. These permits are available during normal business hours. If a guest will arrive outside these hours, every effort by the owner/renter should be made to obtain the permit prior to the guest arriving. If this is unable to be accomplished, a note with the make, model, color, license plate number, unit number visiting, and date vehicle will be parked should be left in the office. This can be inserted through the mail slot in the office door. If no parking permit is issued and there is no after-hours note, the unit owner/renter will be given a notice to see Association Manager within 24 hours, after which time the vehicle will be towed at owner's expense. All other guests entering facility must sign Guest Register in Lobby.
- c. All rentals and all leases must be processed in accordance with RENTAL AND LEASE REGULATION-LR-1. Please see Association Manager for this information.
- d. Noise; which disturbs others; (except for repairs and modifications to a unit) is prohibited at all times.
- e. Repairs or modifications, inside a unit, that requires hammering, grinding, drilling or other disturbing noises, are limited to Monday thru Friday; 9:00 AM till 4:00 PM for Contractors. Owners only may do repairs or modifications on Saturday, 10:00a.m. to 4:00 p.m.
- f. To assure maintenance of adequate pest control the exterminator shall be permitted entrance into each condominium unit. The Association Manager or Maintenance will accompany the exterminator into unoccupied units.
- g. No sign, advertisement or illumination shall be inscribed or exposed on the outside of the condominium building or in the common areas.
- h. No outside: shades, awnings or reflective material or coatings shall be fastened to the exterior of the condominium buildings.
- i. Condominium unit doors shall not be left or propped open.

- j. When a resident will be away from the condominium for a period of time, he or she shall make arrangements with the Post Office or another resident to hold or forward mail. Also, be sure to turn off water and raise the temperature of you A/C unit.
- k. Nothing is to be left in the hallways or on elevators. This includes Grocery Carts and luggage carts. Grocery carts are to be returned to the CART CORRAL in the garage and the luggage cart returned to the garage elevator Lobby area immediately when finished.
- l. Grocery carts and Golf carts are not to be brought through the lobby. For transporting heavy packages the luggage carts that are located in the storage bin rooms may be used in the lobby area. Grocery and Golf carts are to be brought into the building through an entrance to the garage.
- m. Furniture, maintenance or repair equipment and building supplies shall not be brought into the building through the lobby. These items are to be brought into the building through a delivery entrance and hauled up in the FREIGHT elevator only.
- n. **Furniture or other large items** can only be moved into the buildings from 9:00 AM to 4:00 PM Monday through Friday. Saturday moves are only allowed 9:00 AM until 4:00 PM for a fee of \$400.00. **The Association Manager must be notified during working hours and at least one day before** furniture or other large items are due to arrive. This is necessary so that the freight elevator may be padded and so that Maintenance can unlock the loading dock doors.
- o. **Outside Licensed and Insured contractors or workers such as carpet installers, plumbers, electricians, screen or window repairers, tile layers, etc.** are only allowed access into the buildings from 9:00 AM to 4:00 PM Monday through Friday. **The Association Manager must be notified during working hours and at least one day** before the contractor or workers are due to arrive. This is necessary so that the freight elevators may be padded, and so that Maintenance can unlock the loading dock doors. Under no conditions is the workers truck or delivery vehicle to be left anyplace in the garage while work is in progress. **Contractors are to give proof of license and insurance to the Association Manager before any work is to be done.**
- p. All children 14 years of age or younger must be supervised by an owner or a renter while in the Social Room, The Sauna, The Exercise Room or the Swimming Pool and Garage.

- q. Tar and oil and beach sand must be removed from feet and shoes in rooms adjacent to the elevators in the garage areas of each building, or at the spot just outside of the garage heading out of garage. There is a hose just over the wall to rinse off bigger items.

2. BALCONIES & WINDOWS

- a. Throwing cigarettes, food or any other objects from a balcony is prohibited.
- b. Hanging garments, rugs, bathing suits and similar items from the balconies is prohibited.
- c. Nothing is to be hung on the balcony walls.
- d. Cooking of any type on a balcony is prohibited.

3. BICYCLES

- a. Bicycles are to be stored in assigned numbered bicycle storage slots only. See Association Manager for assignment. Bicycles not stored properly will be disposed of.
- b. Bicycles are not permitted in the elevators or lobby.
- c. Bicycle riding in the garage is not permitted except to go between the garage entrance and the bicycle storage area.

4. COMMON AREAS

- a. No owner, lessee or guest shall interfere in any manner with portion of the lighting, air conditioning, or other apparatus used for the common areas.
- b. The common areas (Hallways, Sidewalks, Driveways, and Stairways) shall not be obstructed or used for any purpose other than ingress or egress from a unit or the condominium. Items shall not be placed in the Hallways.
- c. Toys and other items such as tricycles, skates, skateboards, scooters, etc. shall not be used in any common area of the building or on the grounds.

- d. All individuals are prohibited from loitering or playing in stairways, hallways, lobbies, and elevators or garage areas.
- e. When children are in the Social Room, they must be supervised by an adult at all times.
- f. Eating or Drinking of any kind is prohibited in Lobbies, Elevators, Hallways and other indoor common areas other than the Social Room.
- g. BEACH AND SWIMMING ATTIRE must be covered with proper cover-up when worn inside common areas. Please towel dry before entering back indoor common areas.
- h. Individuals with bare feet are prohibited from using indoor common areas.
- i. SMOKING IS PROHIBITED BY STATE LAW in all common areas including the ELEVATORS AND THE GARAGE.
- j. Rugs shall not be beaten or shaken in stairways, hallways, or off the balconies. Dust, litter or water is not to be swept from any unit into a hall or off a balcony.
- k. Storage is only permitted in an owner's storage bin

5. MAINTENANCE

- a. Maintenance personnel are not to be used for personal work during their regular working hours.
- b. During regular working hours maintenance personnel are only to be directed by the Association Manager.

6. GARAGE & PARKING

- a. All owners must obtain an "OWO" sticker from the Association Manager. This sticker must be displayed in the lower driver side rear window.
- b. Never follow another vehicle into or out of the garage. The doors are equipped with safety devices but do not take any chances. If the door closes on your vehicle you are responsible for any damage to the garage door.

- c. The MAXIMUM SPEED in the garage is limited to 5 MPH.
- d. Sleeping or changing clothes in a vehicle on condominium property is prohibited.
- e. Each unit has a specific parking space and the Association Manager can provide the parking space number. No working or repairing your vehicle in the garage. Review Parking Regulation PK-1 for specific regulations concerning parking areas, the non-parking of boats or recreational vehicles. Check rules on when parking trailer on the upper deck is allowed. EXCEPTION: Trailers are permitted during Bike Week and Biketoberfest only.
- f. Any vehicle leaking fluids needs to be removed from the property immediately and brought back only after repairs are made.
- g. Children are not permitted to play in the garage.
- h. There is NO PARKING along the dumpster and elevator side of the garage where it is clearly marked.

7. GUESTS & LESSEES

- a. Guests and Lessees are subject to all the Rules and Regulation and Procedures of the Association.
- b. Copies of these Rules and Regulations are available at the time of registration and also in the podium in the lobby.
- c. Guests who do not register with the Association Manager; must be accompanied by a resident when they use the swimming pool, recreational facilities or a sauna.
- d. Renters and Lessees are also subject to all the requirements of the Association Rental and Lease Regulations LR-1.

8. LAUNDRY ROOM

- a. Laundry Rooms shall not be used for storage of personal items.
- b. The user is responsible to see that the laundry room is clean after their use.

- c. Please use no more than $\frac{1}{4}$ cup of liquid detergent or 1 detergent pod per wash load. Please remove lint from lint trap after using the dryer. After using the laundry room, turn off light and keep washing machine lid open. Set timer as on machines.
- d. Laundry room doors may not be propped open. All laundry room doors must remain closed at all times.

9. SWIMMING POOL & POOL AREA

- a. Rules for the use of the pool and pool area are posted on the pool house. For the comfort and enjoyment of all individuals; please read and obey the rules and regulations.
- b. Pool hours are 8:00 AM to 10:00 PM. Please refrain from horseplay around the pool.
- c. The pool cannot be reserved for private pool parties.
- d. Use of the pool is reserved for unit owners, unit renters, and lessees and registered guests.
- e. Children must be supervised at all times. Parents are responsible for the conduct and safety of their children at all times.
- f. Health Department & State Regulations prohibit food and glass around the immediate pool area. GLASS is prohibited on the entire recreational deck area.
- g. All individuals are required to shower off sand, saltwater and tanning oils before entering the pool. There are also two rooms in the garage (A&B Tower) where sand can be washed off if coming from beach. Also, a hose outside the garage door for large items.
- h. Except for personal swimming aids attached to small children and noodles; all toys, surfboards, floats and plastic items are prohibited in the pool. Small children using attached swimming aids are prohibited beyond the 5 feet depth of the pool.
- i. Infants who are not toilet trained or children who wear diapers or rubber pants are not permitted in the pool.

- j. Individuals using external medications or those with open cuts or contagious diseases are prohibited from using the pool.
- k. Only proper (as determined by the Association Manager) bathing attire is permitted on the recreational pool deck.
- l. Battery operated radios are permitted but must be kept at a low volume so as not to disturb other individuals.
- m. Running, rough play or throwing any objects including balls is prohibited.
- n. Individuals using suntan oils must use towels on the chairs to prevent staining of the chairs or individuals who may later use the chairs.
- o. All individuals are requested to use Association provided chairs with care.
- p. Please use your own or the provide containers for cigarette stubs and ashes. No smoking while in the pool or around immediate pool deck.
- q. When you use an umbrella; please tie it closed when you are finished with it.
- r. Children under 14; playing shuffleboard must be supervised by an adult.
- s. Please return the shuffleboard equipment to the locked storage area after use. Please notify the Association Manager if any shuffleboard equipment is broken or damaged so it can be repaired or replaced before it is again going to be used.

10. PETS

- a. The mature weight of each pet owned by a unit owners, a renter or lessee or a guest is limited to twenty (20) pounds.
- b. Pets are prohibited on the recreational deck.
- c. Except for entrance or exit from the condominium pets are not allowed in any common area. Pets must enter and leave the condominium by use of the elevators and the garage. Pets must be carried while in the elevator and through the garage. Pets cannot be carried through the lobby. Pets are not to be carried in grocery carts. Pets must be leashed at all times.

- d. Daytona Beach Shores, city ordinance requires owners to clean up after their pets when on city or private property.

11. SAUNAS & EXERCISE ROOM

- a. Children under 14 years: must be supervised by a parent, a unit owner or a renter or lessee while using the sauna or exercise room.

12. SECURITY

- a. Entrance doors must not be opened for unknown or unidentified individuals.
- b. Do not allow strangers to follow you into the building. Advise strangers to call those they wish to visit or to call the office.
- c. The Association Manager is required to have a key available in the key vault for each unit. An owner, changing a lock or adding a lock on the entrance door to their unit must supply a key(s) to the manager. Also, would appreciate having any changed locks, keyed to the master. Association Manager can give information on how to get this done.

13. SOCIAL ROOM

- a. The social room is for the use of all residents. Children under the age of 14; must be supervised by an adult who remains in the room at all times.
- b. The social room; including the kitchen, may be reserved, through the Association Manager by an owner, a renter or a lessee for a private party. A security deposit is required. Association equipment kept in the kitchen storage room is available for use in the social room for a fee. The deposit will be returned if the condition of the room is left as it was found. The deposit will be used if it is necessary for the Association to clean the room, replace missing items or repair any damage caused during the private party. Damage to the room, furniture or the kitchen or the kitchen appliances, in excess of the deposit, will be assessed against the individual who made the reservation.

- c. Private parties are to be confined to the Social Room. Eating or drinking in the halls, the elevators or the lobby is prohibited.
- d. Private parties are limited to six (6) hours.
- e. The individual who made the reservation is responsible for the cleaning of the Social Room when the party is over.
- f. The individual who made the reservation for the party must be in attendance for the duration of the party.

14. TRASH & GARBAGE

- a. The following items are NOT to be thrown in the trash chute:
 - o WET or RAW garbage -----(Use your disposal unit)
 - o Items not bagged in plastic and securely tied
 - o GLASS -----(place in recycle bin in garage)
 - o Cardboard cartons -----(Breakdown cartons and place in recycle bin in the garage)
 - o Disposable diapers not in plastic bags and securely tied.
 - o Newspapers ----- (Place in recycle bin in garage)
- b. Items too large for the bins in the garage are to be stacked neatly next to the proper bin. Large items like furniture, unit rugs, flooring, need to be hauled off by contractors or delivery companies.
- c. *****PLEASE do not use the trash chute between the hours of 10:00 PM and 8:00 AM *****
- d. All contractors, deliverymen, and movers must dispose of their debris by removing it from the property. It is not to be placed in our dumpsters.

15. CAR WASHING

- a. The car wash for Oceans West One owners and residents only is opened on Wednesday and Saturday. Cars can only be washed on the property in the designated area.

The Board of Directors may impose a fine and determine an amount they feel is necessary for any Rule or Regulation violated.

NOTE

THE ASSOCIATION MANAGER CAN BE REACHED AT 386-767-9378 FROM ANY TELEPHONE OR AT 000 FROM THE FRONT ENTRANCE PHONE