

**Barrington Cove Homeowners Association, Inc.**

**Lease Checklist**

C/o Paramount Property Management  
5629 Strand Blvd., Suite 412  
Naples, FL 34110

**APPLICATIONS ARE NOT COMPLETE WITHOUT THE FOLLOWING AND WILL BE  
SENT BACK TO THE APPLICANT**

**PLEASE SEND ONE-SIDED DOCUMENTS ONLY.**

**PLEASE INCLUDE THE FOLLOWING WITH YOUR APPLICATION:**

\_\_\_\_\_ COPY OF THE LEASE CONTRACT/AGREEMENT.

\_\_\_\_\_ COMPLETED AND SIGNED APPLICATION.

\_\_\_\_\_ TWO (2) LETTERS OF REFERENCE. (Only if you are a first-time tenant at Barrington)  
See Reference Form.

\_\_\_\_\_ A non-refundable \$150.00 check made payable to: **PARAMONT PROPERTY MGMT.**  
CHECK NUMBER: \_\_\_\_\_

\_\_\_\_\_ **A non-refundable \$50.00 Background check fee per applicant 18 years and older made payable to: PARAMONT PROPERTY  
MGMT.**

\_\_\_\_\_ A refundable deposit of one month's rent of \_\_\_\_\_ as a security deposit for the purpose of covering the cost of any damage to the  
common area or other portions of the property resulting from acts or omissions of tenants check made payable to BARRINGTON COVE.

_____	_____	_____
Unit Owner(s) Signature	E-mail	Date

_____	_____	_____
Applicant Signature	E-mail	Date

_____	_____	_____
Applicant Signature	E-mail	Date

_____	_____	_____
Rental Agent Signature	E-mail	Date

LEASE APPLICATION FOR APPROVAL:  
BARRINGTON COVE  
HOMEOWNERS ASSOCIATION, INC.

TO: The Board of Directors of BARRINGTON COVE  
HOMEOWNERS ASSOCIATION, INC..

I (We) hereby apply for approval to lease:

condominium, for the period beginning \_\_\_\_\_, 20\_\_\_\_, and ending \_\_\_\_\_, 20\_\_\_\_.

A complete copy of the signed lease is attached.

In order to facilitate consideration of this application, I (we) represent that the following information is factual and correct and I (we) agree that any falsification, misrepresentation, or incomplete information in this application will justify its disapproval. I (We) consent to your further inquiry concerning this application, particularly of the references given below and a criminal and financial investigation into my background.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full name of applicant: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Full name of spouse (if any): \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ E-mail: \_\_\_\_\_

3. Home address:  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

4. Telephone: Preferred  
Home: ( ) \_\_\_\_\_  
Business: ( ) \_\_\_\_\_  
Cell: ( ) \_\_\_\_\_

5. Nature of business or profession: \_\_\_\_\_  
If retired, former business of profession: \_\_\_\_\_

6. Company or firm name: \_\_\_\_\_

7. Business address: \_\_\_\_\_

Occupants:

Name	Relationship
_____	_____
_____	_____
_____	_____

10. Name of current or most recent landlord: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

11. Two personal references (local, if possible):  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

12. Two credit references (local, if possible)  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

13. Person to be notified in case of emergency:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

14. Motor vehicle(s) to be kept at the condominium:  

Make	Model	Year	License #	State
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

**\*\*All commercial vehicles displaying business logos must be parked in the garage and cannot be parked in the driveway\*\***

15. Mailing address for notices connected with this application:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_  
Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

All leases must and shall be deemed to contain the agreement of the Tenant(s) to abide by all the restriction contained in the Governing Documents and shall be deemed to provide that a violation thereof is grounds for damages, termination, and eviction, and that the Owner and Tenant agree that the Association may proceed against the Owner and Tenant and that the Owner shall be responsible for the Association's costs and expenses, including attorney's fees and costs, secured by a lien against the Parcel (Pursuant to the Governing Documents).

**Barrington Cove Homeowners Association, Inc.**

**RESIDENTIAL SCREENING AUTHORIZATION**

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB :( MM/DD/YYYY) \_\_\_\_\_

Tel# \_\_\_\_\_ Cell# \_\_\_\_\_

Email: \_\_\_\_\_

*I have read and signed the Disclosure and Authorization Agreement.*

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**\*\*This 2 page Residential Screening Authorization form is required for each adult 18 years of age or older residing in unit\*\***

**Barrington Cove Homeowners Association, Inc.**  
**DISCLOSURE AND AUTHORIZATION AGREEMENT**  
**REGARDING CONSUMER REPORTS**

**\*\*This 2 page Residential Screening Authorization form is required for each adult 18 years of age or older residing in unit\*\***

**DISCLOSURE**

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. **A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

**AUTHORIZATION**

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish Paramont property management with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated, You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

**READ, ACKNOWLEDGED, AND AUTHORIZED**

\_\_\_\_\_ **PRINT NAME**      **(One Form per Adult)**

\_\_\_\_\_ **SIGNATURE**      \_\_\_\_\_ **DATE**

- For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please place an "X" on the circle.

**Barrington Cove Homeowners Association, Inc.**

**RESIDENTIAL SCREENING AUTHORIZATION**

FIRST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB :( MM/DD/YYYY) \_\_\_\_\_

Tel# \_\_\_\_\_ Cell# \_\_\_\_\_

Email: \_\_\_\_\_

*I have read and signed the Disclosure and Authorization Agreement.*

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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\_\_\_\_\_ **PRINT NAME**      **(One Form per Adult)**

\_\_\_\_\_ **SIGNATURE**      \_\_\_\_\_ **DATE**

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## **USE RESTRICTIONS**

### **BARRINGTON COVE**

Section 1. No Lot shall be used except for residential purposes. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home.

Section 2. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any Lot at any time as a residence or appendage to such residence, either temporary or permanent, except for temporary construction trailer of Declarant.

Section 3. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. No livestock or poultry shall be kept, maintained, or bred in any Home or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of two (2) domestic dogs (other than pit bull dogs or other dogs which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or two (2) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, the Board of Directors shall specifically have the power to either permit additional domestic dogs or cats to be kept as pets by an Owner if in the determination of the Board such pets shall not cause or be deemed by the Board of Directors to constitute a nuisance to any other Owner in the determination of the Board of Directors. Each person bringing or keeping a pet within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board to constitute a nuisance. In addition, all pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the pet(s) owned and kept on the Lot, which insurance shall name the Association as an additional insured. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained.

Section 5. During the time period Declarant owns any Lot within the Property, no sign of any kind shall be displayed to the public view on any Lot, except one sign not larger than 3" X 5" and placed in one ground floor window or one second story window advertising that property



is for sale or rent, except signs used by the Declarant to advertise the Property during the construction and sale of Homes. Once the Declarant has conveyed all Lots it owns within the Property, then the size of the signs can be increased to not more than 18" x24" to advertise that the property is for sale or rent which sign is to be placed on one ground floor window or one second story window.

Section 6. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the Common Area streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. No garments, rugs, towels or blankets or any other materials may be hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. There shall be no parking on any portion of any sidewalk which is not part of a designated driveway, grass or street within the Property. An Owner may park in the Home's garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty four (24) hours, except in the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view. Automobiles issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common Areas. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, or its agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other

restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and Common Area which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

Section 9. No septic tanks or individual wells will be permitted on any Lot.

Section 10. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association). No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. No external window covering, reflective window covering or iron or decorative bars (either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 12. No flags or banners other than a Flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 13. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARC. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged

or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 14. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center or facility may be operated out of a Home. No garage sales are permitted, except as permitted by Association.

Section 15. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC.

Section 16. Subject to any governmental approvals and regulations, Owners of Lots may not fish from the banks of the lakes, canals, ponds and streams located within the Property. Any other use of the lakes, canals, ponds and streams located within the Property is subject to approval by governmental authorities having jurisdiction, the Developer and the Association, including, without limitation, swimming, boating, playing or the use of personal flotation devices. The Association, Declarant, subcontractors, successors and assigns shall not be responsible for any loss, damage or injury to any person or property arising out of authorized or unauthorized use of lakes, canals, ponds or streams located within the Property

Section 17. As to all portions of the Property which have a boundary contiguous to any lake or other body of water, the following additional restrictions shall be applicable:

(a) No boathouse, dock, wharf or other structure of any kind shall be erected, placed, altered or maintained on the shores of the lake unless by Developer or its affiliates.

(b) No boat, boat trailer or vehicular parking or use of the lake slope or shore areas shall be permitted. No motorized boats of any type shall be used on any lake.

(c) No solid or liquid waste, litter or other materials may be discharged into/onto or thrown into/onto any lake or other body of water or the banks thereof.

(d) No landscaping (other than initially installed or approved by Developer), fences, structures or other improvements (regardless of whether or not the same are permanently

attached to the land or to other improvements) shall be placed within any lake maintenance or similar easements around lakes or other bodies of water.

OWNER IS RESPONSIBLE FOR ALL LANDSCAPE REPLACEMENT, SOD, SHRUBS, TREES, ETC.

LAWN MAINTENANCE IS INCLUDED IN FEES.

HOMES MAY BE LEASED NO MORE THAN 4 TIMES PER YEAR AND NO LESS THAN 30 DAYS PER LEASE.

Tenants Signatures\_\_\_\_\_

Tenants Signatures\_\_\_\_\_

## CHARACTER REFERENCE

Date: \_\_\_\_\_

Reference's Name: \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Applicant's Name \_\_\_\_\_

BARRINGTON COVE  
HOMEOWNERS ASSOCIATION, INC.

To Whom It May Concern:

The applicant(s) above are applying for membership in a Residents Association. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s)

How do you know the applicant(s)? \_\_\_\_\_

\_\_\_\_\_

How long have you known the applicants(s)? \_\_\_\_\_

Would the applicant(s) make a good neighbor? \_\_\_\_\_

Please explain why you would like to live next door to them:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the management company via mail, e-mail or fax. Your prompt reply is appreciated.

**BARRINGTON COVE  
HOMEOWNERS ASSOCIATION, INC.**

C/O Paramount Property Management, 5629 Strand Blvd, Suite 412, Naples, Florida 34110  
vb@paramontproperty.com, FAX (requires area code) 239-631-5242, PHONE 239-734-3200

## CHARACTER REFERENCE

Date: \_\_\_\_\_

Reference's Name: \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_ Zip \_\_\_\_\_

Applicant's Name \_\_\_\_\_

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\_\_\_\_\_  
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