



*Beach Condominium
Association, Inc.*

Bermuda Bay Beach Condominium Association, Inc Leasing/Rental Information & Definitions

Dear Bermuda Bay Beach Unit Owner,

To ensure a smooth leasing transaction, please reference the information below prior to submission.

- The two-page Lease/Rental Agreement Summary Form must be filled out completely, signed by the Landlord/Lessor/Agent and Primary Tenant, and must be accompanied by the \$100 Lease Application Fee when submitted to the Management Office for Board Approval. The \$100 lease fee will include one free parking permit for your tenant.
- All pages must be submitted as one document, delivered to the Management Office a minimum of 5 days prior to occupancy, either in hard copy or as a PDF.
- Fees must be paid in the form of a check or money order, made payable to Bermuda Bay Beach. **Cash, electronic payments & credit cards are NOT accepted for these fees.**
- Within 48 hours of occupancy, tenants must obtain & display the appropriate parking permit.
- The Landlord/Lessor/Agent must provide access to the Rules & Regulations By-Laws, Declarations, and any other governing documents that relate to the rental of the unit, and the Unit Owner is responsible for enforcing these rules.
- The Landlord/Lessor/Agent is responsible for informing tenants about the gate system, and how they will access the property and the rented unit.
- All persons staying at Bermuda Bay (see definitions below) are to be reported to the office prior to arrival. Immediate Family and Visitors/Guests do not require a lease agreement or lease fee payment, but ALL vehicles DO require parking permits.

DEFINITIONS:

- Rental Agreement - Florida Statutes 718.103 (22) "Rental agreement" means any written agreement (or oral agreement, if for less duration than one year) providing for use and occupancy of premises. The Bermuda Bay Documents define the agreement to be a 30 day minimum rental, no less.
**** (Use and occupancy do not have to have a \$\$\$ denomination to be considered a rental)*
- Tenant/Lessee - Regardless of a written or oral lease, or of any monetary consideration, determination is that of the Unit Owner not being on premises and in residence at the same unit, at same time of tenant/lessee occupancy, except in the instance of immediate family.
- Immediate Family - A unit owners` parents, spouse, parent in-laws, siblings, children, and grandchildren.
- Visitor/Guest: The unit owner must be on premises and in residence at the same unit, at the same time of visitor/guest occupancy. Immediate Family is determined as a Visitor/Guest for all applicable condominium bylaws, rules and regulations and policies.

Bermuda Bay Beach Condominium Association, Inc
4201 38th Ave S, St Petersburg FL 33711
Office Phone – (727) 864-0735

Lease/Rental Agreement Summary
Bermuda Bay Beach Condominium Association, Inc.
4201 38th Ave S, St Petersburg, FL 33711

This lease/rental agreement summary is for the rental of a condominium located at Bermuda Bay Beach Condominium Association, Inc. between:

the Landlord/Lessor/Agent _____

and the Tenant/Lessee _____

The lease/rental period is from ____ / ____ / ____ to ____ / ____ / ____

Unit #: ____ **# of Bedrooms in Unit:** ____ **Total # of Occupants:** ____ **# of Vehicles:** ____

Primary Tenant/Lessee – *this contact information will be used by Bermuda Bay for all communication.*

Name: _____

Phone Number: _____ **Email Address:** _____

Additional Occupants – *names of all occupants must be listed, providing contact information is optional.*

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

Name: _____ Relationship: _____ Phone: _____

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For Office Use Only

- Fee Received: Amount _____ Date: _____ Check # _____
- Additional Vehicles Permit Fees Paid: _____ Date: _____ Check # _____
- Number of Occupants Verified
- Calendar of Tenancy Verified (not more than one rental per 30 days)

Note: _____

Staff Verified: _____ Date: ____ / ____ / ____

THIS LEASE/RENTAL SUBMISSION HAS BEEN REVIEWED BY THE BOARD OF DIRECTORS

Approved By (Name): _____ Date: ____ / ____ / ____

Board Member Signature _____

PRIMARY TENANT – PLEASE INITIAL EACH ITEM BELOW:

_____ The Tenant(s)/Lessee(s) have been provided with access to the Rules & Regulations By-Laws, Declarations, and any other governing documents that relate to the rental of the unit located within Bermuda Bay Beach Condominium Association, Inc.

_____ Pursuant to the Declaration of Condominiums for Bermuda Bay Beach Condominium Association, **pets are prohibited in leased units.**

_____ Occupancy shall **NOT** exceed: 2 persons within a 1-bedroom unit, 4 persons within a 2-bedroom unit, 5 persons within a 3-bedroom unit.

_____ All vehicles on property must be registered and issued a valid Parking Permit from the Bermuda Bay Office within 48 hours of occupancy. Permit must be visible through the windshield at ALL times.

_____ You acknowledge that Bermuda Bay Beach Condominium Association, Inc. is a deed restricted community. Any issues or maintenance requests must be brought to the attention of the Landlord/Lessor/Agent.

The Bermuda Bay Office does not handle rental unit related issues except emergencies.

_____ All persons listed on this lease submission form and all guests within your unit agree to abide by the Rules & Regulations, By-laws, Declarations, and any other governing documents of Bermuda Bay Beach Condominium Association, Inc. In accordance with Florida State Statutes 7180303(3), non-compliance may result in the loss of amenities or use restrictions.

Primary Tenant/Lessee Signature: _____ Date: _____

LANDLORD/LESSOR/AGENT – PLEASE INITIAL EACH ITEM BELOW:

_____ The Landlord/Lessor/Agent attests that the unit lease is for a minimum of 30 days.

_____ The Tenant(s)/Lessee(s) have been provided with access to the Rules & Regulations, By-Laws, Declarations, and any other governing documents that relate to the rental of the unit located within Bermuda Bay Beach Condominium Association, Inc.

_____ The Landlord/Lessor/Agent has informed tenants about the gate system, and provided the Tenant/Lessor with instructions on how to access the property and the rented unit.

Landlord/Lessor Agent Signature: _____ Date: _____

BLDG/UNIT #

BERMUDA BAY BEACH CONDOMINIUM ASSOC INC
4201 38TH Ave S., St. Petersburg, FL 33711
Phone: 727-864-0735 Email: bbboffice@condominiumassociates.com

APPLICATION for PARKING PERMIT & GATE CODE

Date of application: _____

APPLICANT IS:

APPLICANT WILL LIVE AT BERMUDA BAY:

OWNER RENTER GUEST Full-time Long-term (>6 mos) Short-term (<6 mos)

OCCUPANCY DATES (Renters/Guests Only): FROM _____ TO _____
MONTH DAY YEAR MONTH DAY YEAR

VEHICLE OWNER'S NAME: _____

PHONE(S): _____ **EMAIL:** _____

UNIT ADDRESS: _____

VEHICLE INFORMATION

COLOR: _____ **MAKE:** _____ **MODEL:** _____

LICENSE PLATE #: _____ **STATE:** _____ **REGISTRATION EXPIRATION:** _____

RULE & REGULATIONS

Applicant must provide a photo ID when picking up parking permit(s) and gate access card(s) and remote(s). One parking permit for Tenant/Lessee is included in the Lease Application Fee. FEES: \$10 for parking permits; \$15 for gate cards; \$40 for gate remotes; Owner Parking Decals are assigned at no charge. Payments must be made by personal check or money order. No cash, credit cards or digital payment services accepted (Paypal, Zelle, Venmo, etc.). Provide this to the office immediately upon arrival.

Parking decals/permits are non-transferrable, for use by the applicant only, and only for the vehicle listed on this form. They are void upon the expiration of the ownership or residency of the condo listed on this form. They will be voided if misused, and a fee will be charged for replacement of permits, gate cards, and gate remotes (fobs). Vehicles must have a current registration, and be operable.

I have read, understand, and agree to abide by the Governing Documents of Bermuda Bay, its Policies, Bylaws, Rules and Regulations—all of which are available on www.BermudaBayStPete.com—and I assume all responsibility for any liability herein. I also hereby acknowledge that the information provided herein is true and accurate.

(Signature of Owner/Resident)

(Date)

FOR OFFICE USE ONLY

GATE ACCESS #1: _____ GATE ACCESS #2: _____ GATE ACCESS #3: _____

GATE ACCESS #4: _____ GATE ACCESS #5: _____ GATE ACCESS #6: _____

DRIVER'S LICENSE PROVIDED (date): _____

PERMIT #: _____ GATE CODE: _____ DATE ISSUED: _____