



**OCEANA SOUTH CONDOMINIUM ASSOCIATION, INC**

10600 South Ocean Drive  
Jensen Beach, FL 34957

EMAIL: OS2MANAGER@COMCAST.NET

Tel: (772) 229-1898

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Thank you for your interest in the Oceana South Condominium community. As you are aware, all of our lease agreements are for a minimum of three months and must be approved by the Board of Directors of the Oceana South Condominium Association.

In this package, you will find a lease agreement form for you to complete and return, as well as a list of the Rules & Regulations of the complex that must be followed. At your convenience, please fill out and return the following:

1. Rental Application
2. Fee of \$100.00 made payable to Oceana South Condominium Association.\*

Applications must be returned with the application fee at least two weeks prior to the commencement of your lease term. Applications without the required fee will not be processed and will not be presented to the Board of Directors for approval. Lessees not approved prior to tenancy will not be given access to the facility, regardless of any agreement signed by the unit owner.

Once approved by the Board, lessees will receive written authorization and should register with the Oceana South Office upon arrival. If you need assistance or clarification on any of these requirements, please contact me.

Sincerely,

Tim Erickson, Manager

Enc.

\* If you are a returning lessee, you are still required to submit a \$100 application fee annually.



## Rental Application for Oceana South Condominium Association, Inc.

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Name of Lessee(s)

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Occupation or (previous if retired) of Lessee(s)

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Address

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City

State

Zip

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Home Telephone

Cell Phone

Email Address

I/We intend to lease unit # \_\_\_\_\_ for the period starting \_\_\_\_\_ and ending \_\_\_\_\_, pursuant to the attached lease. In order for the Association to facilitate consideration of my/our application for the lease of the above-designated unit in Oceana South Condominium Association, Inc., I/we represent that the following information is factual and true. I/We are aware that any falsification or misrepresentation of the facts in this application will result in automatic rejection of this application. I/We consent that the Association may make further inquiry concerning this application, particularly of the references given below, and authorize the disclosure of such information to the Association.

I/WE WILL BE BOUND BY THE DECLARATION OF CONDOMINIUM, BY-LAWS, ARTICLES OF INCORPORATION AND THE RULES AND REGULATIONS OF THE CONDOMINIUM ASSOCIATION AND THE SAME AS AMENDED AND APPROVED BY THE ASSOCIATION. \_\_\_\_\_ (Must be initialed)

I WILL NOT SUBLET OR ASSIGN THE LEASE FOR THE UNIT TO ANY OTHER PERSON, PERSONS OR PARTY AND WILL BE THE OCCUPYING LESSEE FOR THE ENTIRE LEASE PERIOD. \_\_\_\_\_ (Must be initialed)

### Section 1

Please provide your current, or if retired, last employment information:

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Employer Name

Position

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Address

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City

State

Zip

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Telephone

How Long Employed?

**Section 2**

The rules and regulations of Oceana South Condominium Units are designed for single family residence. Please state the name and relationship of all other persons who will occupy the apartment unit regularly.

\_\_\_\_\_  
Name Relationship

\_\_\_\_\_  
Name Relationship

**Section 3**

Please list two (2) personal references

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Telephone May we contact them? Yes No

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City State Zip

\_\_\_\_\_  
Telephone May we contact them? Yes No

**Section 4**

In case of emergency, please provide contact information of a person not living with you:

\_\_\_\_\_

**Section 5**

Vehicle Identification

YEAR \_\_\_\_\_ MAKE \_\_\_\_\_ MODEL \_\_\_\_\_

COLOR \_\_\_\_\_ LICENSE \_\_\_\_\_ STATE \_\_\_\_\_





Summary of Rules and Regulations for  
Oceana South Condominium Association  
**PLEASE RETAIN FOR YOUR RECORDS**

Welcome Visitors and Tenants! If you are a guest of an owner, you are a guest of every owner in our building. To ensure a pleasant stay, we have summarized our documented rules. A complete set of the regulations is in the office for your perusal. Please contact the Condominium Manager with any questions or concerns. Our office number is 772-229-1898, and the hours are Monday through Friday, from 8:00 a.m. to 4:00 p.m.

1. The Condominium Manager must be advised in writing as the names, mailing addresses, and length of stay of your Tenants/Guests if you are not with them.
2. Tenants/Guests must register with the Condominium Manager the next business day after their arrival.
3. All vehicles left overnight must display an identification sticker, which is available during office hours.
4. Motorcycles and non-commercial trucks are to be parked in the North parking lot.
5. Recreation Vehicles are to be parked in the North parking lot for a period up to but not to exceed three days. The parking of such vehicles must have PRIOR approval of the Board of Directors. Requests for RV parking must be made to the Condominium Manager in writing at least 3 days in advance to ensure timely approval.
6. Top cover-ups (shirts, blouses) and shoes MUST be worn in lobby, elevators, and social room at all times. No wet bathing suits are allowed in the lobby or elevators.
7. Pets of owners or tenants (guests may not have pets) MUST be carried in the lobby, elevators, and walkways. Pets must be on a leash when on Association property. Unit owners are required to clean up after their pets in the "Pet Area" on the North side of the building, west of the maintenance sheds. No pets shall be left on the balcony when the unit owner is not home.
8. Do NOT back into parking spaces.
9. All trash must be placed in plastic bags. The trash chutes are to be used between the hours of 8:00 a.m. and 10:00 p.m. Boxes must be broken down and carried to the trash room at the ends of the building on the ground floor. Do not throw building materials or heavy items down the trash chutes.
10. Recycle bins for newspapers, plastics, and glass bottles are located beside the basketball courts. We thank you for using them.
11. No open flame cooking on any balcony or terrace.
12. No rollerblading or skate boarding on Association property.

13. Smoking is only permitted in the interior of your unit.
14. No act should be done, nor shall any activity be carried on, in or on any portion of the Condominium Property, including without limitation, the playing of any musical instrument or the operation of a television, radio, stereo, etc. which would disturb another unit owner.
15. There shall be no obstruction of the Common Elements, nor should anything be stored in the common areas such as walkways, etc. Sunbathing on the west walkways is not permitted.
16. No items (towels, etc.) are to be draped over railings or on walls of terraces.
17. No contractor or workman shall be permitted to do any work in any unit (except for emergency repairs) between the hours of 6:00 p.m. and 8:00 a.m., or on Sundays or legal holidays as such work disturbs other unit owners.
18. No employee of the Association shall be requested to perform any personal service not in line of duties prescribed for such employee by the Association.
19. Adults must supervise young children at all times.
20. Leases of individual units are to be for a minimum of three months and must be approved 15 days in advance by the Board of Directors. The Rental Packet is available in the office. All rentals require a \$100.00 application fee.
21. Cost of repair, service, or replacement of the Condominium Common Elements caused by misuse by guests, tenants, visitors, agents, or employees of the Unit Owner, shall be borne by the Unit Owner.