

Tradewinds Apartments of Marco Island, Inc.
List of Violations &
Schedule of Fines and Remedies
Lease and Occupancy
June 1998

Violation

Fine/Remedy

1. No Prior Rental Advance Notice Form Completed by the Owner \$50/day until Notice Form is received

BY-LAW 16. Notice An owner intending to make a lease of his unit shall give prior notice to the Association and cause his lessee to fill out an Association Lease/Registration Form, which shall be filled in by the owners or lessees of any unit immediately upon arrival to the Condominium.

To comply with this requirement, prior notice consists of any form of written notice by the owner or rental agent of intent to lease, prior to occupancy; Registration form must be filled out by the lessee immediately upon arrival at the Condominium. * Please note there is a new Rental Advance Notice Form, copy enclosed, which may be reproduced.

2. Less Than 30 Continuous Days Lease 1st occasion - \$100/day
2nd occasion - Occupancy denial

BY-LAW 16. Term A unit owner may lease the unit for a period of not less than 30 continuous days; if the lessee gives up the lease anytime during this 30 day period, no one except the unit owner may occupy the unit during the 30 day period.

3. More Occupants in a Unit than Permitted 1st & 2nd occasion - \$100/day
3rd occasion - Eviction

DECLARATION OF CONDOMINIUM Section 15.2 Use Restrictions At no time shall any one bedroom unit be occupied by greater than five (5) persons and at no time shall any two bedroom unit be occupied by greater than seven (7) persons.

4. Guest Usage \$100 per Violation

DECLARATION OF CONDOMINIUM Section 15.4 Occupancy in the Absence of the Owner A unit owner may permit other guests (not included in the specified relatives 15.4.2 related overnight guest) to use the unit for a period up to 30 days but such use shall be restricted to no more than three times for each unit, whatever the period of each use, in any one calendar year.

Above fines and remedies are authorized by Section 718.303 (3), Florida Statutes, and Amended and Restated By-Laws of the Tradewinds Apartments of Marco Island, Inc. Section 4.15 as amended. No fine shall in the aggregate exceed \$1000 or such maximum amount as is permitted by law.