



WELCOME TO TARPON COVE

As a renter or guest of a unit owner, we welcome you to Tarpon Cove.

The following information is provided to acquaint you with information about the Community. Your help in following the various provisions that we all live by in the community will be appreciated.

- **APPLICATION DEADLINE** . . . The Rental Application or Unaccompanied Guest Use Application must be submitted to Property Management five days before occupancy.
- **RENTAL FEE** . . . For renters, there is a \$100 fee payable to the neighborhood association.
- **UNIT USE BY PARENTS OR CHILDREN** . . . If a parent or children of the unit owners is to use the unit, the Unaccompanied Guest Application should be submitted and “Parent Use” or “Child Use” noted.
- **MINIMUM RENTAL PERIOD** . . . Units cannot be rented for less than one month and not more than four times per year. Maximum rental of 12 months. There are no time shares.
- **UNACCOMPANIED GUEST USE TIME PERIOD** . . . Unaccompanied guests are permitted twice each year for a period not to exceed 14 days per each stay. This rule does not apply to unit owner’s parents or children—it does apply to all other relatives.
- **NUMBER OF OCCUPANTS** . . . is limited to single families and their children and their guests, no multiple family usage.
- **VEHICLE ID STICKER–PASS** . . . A Vehicle ID sticker or pass must be obtained from the Property Manager on the first working day after arrival. Entrance gate bar codes are not available for renters or unaccompanied guests.
- **NO PETS** . . . are allowed with either renters or guests.
- **RULES–REGULATIONS COMPLIANCE** . . . Renters/guests must comply with Tarpon Cove rules/regulations of which the basic ones are noted in this document. Non-Compliance with these rules by either the unit owner or renter/guest is subject to a fine that could be \$100 per day, levied against the unit owner.
- **POOL KEYS** . . . are not issued to renters or unaccompanied guests. They must use the key provided to the unit owner.



- **PARKING RULES** . . . Unit owners are to provide renters/guests with the with the Parking Rules which available from the Property Manager or on the website www.tarponcove.org A Vehicle ID or Pass from the Property Manager must be obtained on the first working day after occupancy. No overnight street parking; vehicles may not be parked at pools overnight; RV's, boats, trailers not allowed on property for more than two hours; vehicles with signage not allowed.
- **PROPERTY MANAGEMENT CONCERNS** . . . are to be channeled through the unit owner---not renter or guest to property management.
- **TRASH DISPOSAL** . . . Trash must be secured, bagged and placed inside the dumpster, not outside nor beside the dumpster. Please recycle all newspapers, bottles, cans and plastics that you can and place them in the designated containers located in the dumpster areas.
- **CHILDREN** . . . No skateboarding or loud toys. Play equipment is to be stored in the garage or unit.
- **PERSONAL ITEMS ON COMMON AREAS** . . . Laundry, bathing apparel, beach-porch accessories, toys shall not be maintained outside of the residences on balconies, outside stairways, driveways, or where visible from the street.
- **NOISES** . . . Loud or disturbing noises are prohibited. Vocal or Instrumental Practice: Is permitted after 9:00 am and before 10:00 pm.
- **POOL & SPA** . . . Rules are to be observed as posted.
- **GRILLS** . . . Gas grills with the quart-sized butane tank and electric grills have no restrictions. Charcoal and other gas grills must be used no closer than 10' to a building per fire department regulations. Butane tanks, larger than the quart size, cannot be stored in garages per fire department regulations and insurance regulations. Grills must be stored so as not to be visible from street.
- **RENTAL TAXES PAYALBE TO STATE AND COLLIER COUNTY** . . . If the unit is to be rented, please remember to check requirements for rental tax per state and Florida. Florida statutes hold both the landlord and tenant liable for the taxes and provide for strong penalties to those who fail to comply.