



DO YOU RENT OR HAVE UNACCOMPANIED GUESTS USE YOUR UNIT IN TARPON COVE?????

If you rent a unit in Tarpon Cove or allow unaccompanied guests to use the unit, your help will be appreciated with the following.

PROPERTY MANAGEMENT INFORMATION:

Tarpon Cove is managed by Platinum Property Management, N Collier Corporate Center II, 1016 Collier Center Way, #102, Naples, FL 34110. Phone: 239-596-1031. The Onsite Manager's phone number is 239-596-2531. The Property Manager's e-mail is: TCCA@PlatinumPM.net.

IF YOU RENT THE UNIT OR ALLOW UNACCOMPANIED GUESTS TO USE

Association documents require that owners file a rental or guest use application with the Property Manager and include the \$100 rental fee per rental contract—no fee for unaccompanied guests. These forms are available at www.tarponcove.org or from the Property Manager.

- **APPLICATION DEADLINE** . . . The Rental Application or Unaccompanied Guest Use Application must be submitted to Property Management five days before occupancy.
- **RENEWAL FEE** . . . For renters, there is a \$100 fee payable to the neighborhood association.
- **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.

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- **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** . . . Please provide your renters/guests with the Parking Rules 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.
- **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.