The following is a shortened list of pertinent Condominium Rules and Regulations that must be followed:

☐ Any pending sale must provide 30 day notice and be accepted by the Association in accordance with the GBS Declaration of Condominium and the Management Company.

☐ Entire units may be rented for not less than one month and not more than twelve months. No sublets and no transient tenants are allowed. A rental fee will be charged per GBS documents and Florida Statutes.

☐ No pets over 25 lbs. are permitted. No pets are allowed in the garden areas at any time.

☐ No boats, trailers, open bed trucks, motorcycles or commercial vehicles are permitted overnight.

☐ All changes affecting outside appearance must be submitted to and be approved by the GBS Board of Directors.

A complete copy of the current GBS Rules and Regulations and Governing Documents must be given to the prospective buyer and included as part of the Sale documents.

I/we understand that acceptance for purchase of a unit at Gardens By The Sea Condominium Association Inc. is conditioned upon a personal interview and the approval of the application by the Board of Directors.

I/we understand that the Board of Directors of Gardens By The Sea Condominium Association Inc. may cause to be initiated such an investigation of my/our background. Accordingly, I/we specifically authorize the Board of Directors to make such investigation and that the Board of Directors themselves shall be held harmless from any investigation conducted by said Board of Directors or agents thereof.

I/we understand that the Estoppel Certificate can be obtained from the Management Company for a fee.

I/we will complete the TENNANT EVALUATION process required at www.tenantev.com. Use code 9544 when asked for a code while creating your user account.