



2225-2245 North Beach Road
Englewood, FL 34223

April 23, 2022

Sunrise Pointe Unit Owner
2225-2245 North Beach Road
Englewood, FL 34223

Hello,

Enclosed you will find the recorded leasing amendments, which were passed at the March 25, 2022, Special Membership Meeting.

Per Florida statute, leasing term limits are permitted to be “grandfathered,” if an owner voted no on their ballot. Thus, if you are **currently** renting your unit and voted no for the leasing term of 30 days or more, you may continue to rent for periods of 7 days or more.

For the stability of the Sunrise Pointe Community and for the peace and enjoyment of its residents the Board of Directors encourages you to solicit for longer periods of time.

Exceptions will not be granted to any of the recorded amendments.

The amendments are effective as of the recording date.

For all rentals beginning as of the recording date, the \$150 registration fee must be collected and submitted. This applies to any pending registrations, which were previously submitted. The accounting office will be sending an invoice to those owners who currently have pending rentals.

Please refer to the following:

- 1. The registration and lease agreement are due 2 weeks prior to the rental period.**
- 2. Upon approval the owner will be invoiced \$150 for each rental period and may transmit payment by ACH, EFT, or by check to:**

**T&H Comptrollers
Sunrise Pointe Condo Association
130 Shamrock Blvd
Venice, FL 34293**

3. Tenants are to initial each numbered paragraph of the Overview of Rules and Regulations and sign it at the bottom of the page. This is to be submitted with the registration and lease.
4. All tenants, including children, must be listed on the registration form.
5. No more than 6 individuals may occupy a three-bedroom unit and 4 individuals may occupy a two-bedroom unit at any given time. An individual is defined as any person from age "1 day" and beyond. Ages are to be listed on the registration form for everyone.
6. Tenants and their guest are not permitted to have pets during their stay.
7. Tenants shall abide by the regulations for dock use and the terms of the submerged land lease with the state of Florida.
8. Preregistration and approval are required for reserving a boat slip. Boats cannot exceed sixteen feet in length.
9. Unit owners will be promptly notified when the tenants and/or their leasing agent fails to abide by the Association's governing documents and its Rules and Regulations.
- 10. The Association shall have the right to terminate any lease upon default by the lessee by not observing any of the provisions of this Declaration and the Rules and Regulations.**

Please do not request an exception to any of the recorded documents or to the Rules and Regulations. This is community of residents, not a hotel or motel. Tenants who are found falsifying the registration or lease will promptly be asked to vacate the premise. Owners are responsible for their tenants' actions and behaviors; and responsible for the leasing agent who misrepresents the Association property or knowingly permits tenants to rent the unit in violation of the amendments and Rules and Regulations.

Sunrise Pointe Condominium Association

On behalf of the Board of Directors,

Linda McKemie

Sunrise Pointe Community Manager