

Bay Harbor Club of Bonita Beach
Condominium Association, Inc.

c/o Suitor Middleton Cox & Associates
15751 San Carlos Blvd., Suite 8
Ft. Myers, Florida 33908
Office: (239) 437-0340 / Fax: (239) 437-9378

APPLICATION FOR APPROVAL OF SALE OR TRANSFER

() Sale () Transfer

To: The Board of directors of Bay Harbor Club of Bonita Beach Condominium Association, Inc.

I hereby apply for approval to Purchase Unit _____, Building _____, in Bay Harbor Club of Bonita Beach Condominium Association, Inc. a Condominium, and for membership in the Condominium Association.

Parking Space Assignment for this unit: _____

Dock Space Assignment for this unit: _____

Present Owner / Seller Names:

Closing Date: _____

NOTE: In accordance with the governing documents of the association, please submit this form, with ALL required enclosures at least TWENTY DAYS prior to closing to allow for processing time. Approval must be received prior to closing.

ALL FEES ARE NOT REFUNDABLE

- 3 Letters of Personal Reference
- Copy of Sales Contract
- Copy of Driver's License of Buyers
- \$50.00 Transfer Fee – Payable to Bay Harbor Club of Bonita Beach Condominium
- To order an Estoppel or Condo Questionnaire, see the attached Estoppel Request Information

Please make sure the application is completely filled out. An incomplete application will cause delays in processing.

In order to facilitate consideration for this application, I represent that the following information is factual and correct, and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below. (Initial Here) _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full Name of Applicant: _____
 Birth Date: _____
 Full Name of Co-Applicant: _____
 Birth Date: _____

2. Home Address: _____ Length of time there: _____
City/State: _____ Zip: _____ Own: _____ Rent: _____

3 Email Address: _____

4. Home Phone: _____

5. Cell Phone: _____

6. Nature of Business or Profession: _____
If retired, former Business or Profession: _____

7. The documents of Bay Harbor Club Condominium Association, Inc., a Condominium, provide an obligation of unit owners that all units are to be used as a single-family residence only. Please state name, relationship and age of all other persons who will be occupying the unit on a regular basis.

Name	Relationship	Name	Relationship
_____	_____	_____	_____

Name	Relationship	Name	Relationship
_____	_____	_____	_____

8. Person to be notified in case of an emergency:
Name: _____ Address: _____
City/State: _____ Zip: _____ Phone: _____

9. Do you have a pet? _____ If yes, submit a Pet Approval Application

* **Please note** that Bay Harbor Club allows (one) 1 pet (dog or cat) and no pet may weight more than 15 lbs. **RENTERS and/or GUESTS may not keep pets of any kind.**
(Initial Here) _____

10. Personal references (one Naples/Bonita Springs reference if possible):
Name: _____ Address: _____
City/State: _____ Zip: _____ Phone: _____
Name: _____ Address: _____
City/State: _____ Zip: _____ Phone: _____

11. Financial references (one Naples/Bonita Springs reference if possible):
Name: _____ Address: _____
City/State: _____ Zip: _____ Phone: _____
Name: _____ Address: _____
City/State: _____ Zip: _____ Phone: _____

12. If this transaction is a sale, circle number that applies to the following:
I am purchasing this unit with the intention to:
(1) reside here on a full time basis;
(2) reside here part-time;
(3) lease the unit.

I will provide the Association with a copy of our recorded deed within ten (10) days after closing.

13. I am aware of, and agree to abide by the Declaration of Condominium of Bay Harbor Club Condominium Association, Inc. the Articles of Incorporation, By-Laws and any and all properly promulgated rules and regulations. I understand that the unit may not be leased for less than thirty (30) days and that all leases must be approved by the Board of Directors prior to the commencement of the lease/rental agreement. (Initial Here) _____

14. I understand and agree that the Bay Harbor Club Condominium Association, Inc., in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Condominium of Bay Harbor Club Condominium Association Inc. the By-Laws, and the Rules and Regulations of the Association. (Initial Here) _____

Applicant Signature(s): _____ **Dated:** _____
_____ **Dated:** _____

Name of Real Estate Agency: _____ **Phone:** _____

Name of Real Estate Agent: _____

Closing Attorney: _____ **Phone:** _____

Title Company: _____ **Phone:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

RETURN FULLY COMPLETED APPLICATION AND FEES BY MAIL OR IN PERSON TO:

Bay Harbor Club of Bonita Beach
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15751 San Carlos Blvd., Suite 8
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Office: (239) 437-0340 / Fax: (239) 437-9378

ACTION OF BOARD OF DIRECTORS

APPROVED _____

DISAPPROVED _____

Date of Decision: _____

By: _____

Association President

By: _____

Association Secretary

or _____

Manager for the Association

Estoppel Request Form

Suitor, Middleton, Cox & Associates

15751 San Carlos Blvd. #8, Fort Myers, FL 33908

PH: 239-437-0340 FX: 239-437-9854

jessicab@smc-cam.com

Date of Estoppel Request: _____

Contact Information of Requestor: _____

Association Name: Bay Harbor Club of Bonita Beach Condominium Association

Property Address: 26225 / 26235 Hickory Blvd., Bonita Springs, FL 34134

Building and Unit Number _____

Seller Name: _____

Buyer Name: _____

Closing Date: _____

Estoppel Fee: \$200 made payable to Suitor, Middleton, Cox & Associates, which can be collected at closing.
If a rush is required there is an additional \$100 fee for the completion of the estoppel.

**Executed sales contract must accompany estoppel request. Estoppel will be released within
10 business days of receipt.**

Receipt of estoppel does not guarantee Board Approval if required.

Bay Harbor Club *Bonita Beach Florida*

Welcome to Bay Harbor Club of Bonita Beach Condominium Association New owners are suggested to retain this page for future information

Bay Harbor Club (BHC) retains a management firm for services that include owner relations. Should you have questions you may contact them at:

Suitor Middleton Cox & Associates
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Ft. Myers, Florida 33908
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BHC's web site is at: www.bayharborclub.info. Contact the BHC property manager for the Username and Password for documents in the [Owners' section](#). In the Owners section, look specifically for the following documents:

- **BHC New Owner Letter**
- **BHC Owner and Home Watch Unit Safety Information**
- **BHC Rules and Regulations Quick Look**
- **BHC - End of Season**

Following change of ownership of a unit, the new owner is advised to:

1. Contact FirstService Residential to reactivate any door access FOBs that were provided by the prior owner as they will have been deactivated upon closing. Be sure to have the identification number of all FOBs handy. Additional FOBs up to a total of four per unit may be ordered through FirstService Residential by submitting a **Door Entry Form** available on the [Applications and Forms](#) page.
2. BHC maintains a bulk contract with Summit Broadband to provide to each unit a VoIP telephone line, television video, and internet. Contact Summit Broadband to establish a new account, to order any optional services, and to receive necessary cable equipment. Retain this account information and any passwords in provided equipment. FirstService Residential does not know it. You should be prepared to provide and set-up your own internet Wi-Fi router. More account transfer information for both sellers and new owners is at: **Wi-Fi Cable Telephone Information** in the [Owners' Section](#).
3. Contact FirstService Residential and provide them with the VoIP telephone number assigned by Summit. The last four digits of this number will become your personal code for the keypad door entry system. The phone number will become the telephone number that is dialed by the door entry system when a guest calls your unit. If you choose not to utilize this telephone service, you should so advise FirstService Residential that you do not wish to use the door entry guest call service and it will not be so programmed.
4. A BHC volunteer maintains an Owners Directory that is distributed annually to all owners and available in the [Owners' Section](#). In order for publication in the directory of your contact information you are requested to provide to FirstService Residential a **Consent to Disclosure of Limited Contact Information** form on the [Applications and Forms](#) page. You will be contacted by the BHC volunteer regarding the directory listing.
5. Insurance related information that may assist you in obtaining property insurance on your unit is located on the [Applications and Forms](#) page.
6. If you are not in residence full time, or absent for two or more weeks, it is required for the benefit of all owners for you to engage a Home Watch service to inspect your unit on a regular basis. The Board recommends every two weeks. FirstService Residential maintains a master list of Home Watch contacts by unit. Water leaks and failed air conditioners can cause considerable damage to your unit and those of others in a very short time frame. Failure to do so may be considered negligence in the event of an incident.
7. The part time on-site maintenance manager is not engaged to surveil individual units or provide concierge type services (i.e. opening units for deliveries or meeting owner engaged contractors). Utilize a Home Watch service to provide those needs when not in residence.

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Note concerning the following Bay Harbor Club Condominium Association form:

**Wet Slip User Agreement
Assignment of Allocation of Dock Privilege-Slip Transfer**

This form is required to transfer the boat slip from seller to buyer.

The sales price of the boat slip is considered to have been included in the gross sales price of a condominium unit.

The implicit value of \$25,000 is an "agreed upon amount," as negotiated with the Florida Department of Environmental Protection.

In the event of a slip transfer exclusive of the sale of a condominium unit, the value shall be as stated in the **Assignment of Allocation of Dock Privilege**.

A fee of 8% of the value, payable to **Bay Harbor Club of Bonita Beach Condominium Association**, will be distributed as follows:

6% will be placed in the boat dock account for future payment to the DEP for submerged land lease fees.

2% will be placed in the boat dock fund to help defray the expense of Bay Harbor Club management of DEP lease fees.

Bay Harbor Club will provide a copy of the 1) DEP Consent Order, 2) Corrective Actions, and 3) Submerged Land Lease Survey after the closing.

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**Wet Slip User Agreement
Assignment of Allocation of Dock Privilege**

This assignment is executed with the following understandings:

- This Wet Slip Assignment is subject to Sovereignty Submerged Land Lease NO 360022545.
- I will pay Bay Harbor Club of Bonita Beach Condominium Association, Inc. (hereafter Bay Harbor Club) an amount equal to 8% of the gross income derived from this agreement with the understanding that Bay Harbor Club will report the sale to the Florida Department of Environmental Protection (hereafter DEP) and use 6% of the gross income derived to pay the DEP lease fees and retain 2% of the gross income derived to cover Bay Harbor Club legal and administrative fees.
- In the event the wet slip is sold it is understood that all subsequent sales of the wet slip are subject to the above paragraph.
- I acknowledge that the wet slip extends 30 feet from the face of the seawall and that no part of any vessel moored in the slip may extend beyond 30 feet from the seawall, this includes any extensions of the vessel including, but not limited to, bow pulpits, dive platforms, nets, trawl doors, outboard motors, outdrives, and dinghies.

Comes Now, _____
the owner(s) of Dock Space Number _____, Bay Harbor Club of Bonita Beach Condominium, Inc.
Declaration thereof being recorded in O.R. Book 1696, Pages 227 through 322, inclusive, Public
Records of Lee County, Florida, and hereby assign their/his/her right, title and interest in Dock Space
Number _____ to:

owner(s) of Unit _____, Building _____, Bay Harbor Club of Bonita Beach Condominium Inc.,
subject to the provisions of the Condominium Declaration previously stated, for a gross sales price of
_____.

THIS INSTRUMENT MAY NOT BE RECORDED.

IN WITNESS WHEREOF,

_____ has/have executed this Assignment this _____ day of _____, 20____.

Signature

Signature

Witness

Witness

Date

Date

Attachment – Bay Harbor Club of Bonita Beach Submerged Land Lease Survey dated 02-27-2007.

CONSENT TO ASSIGNMENT

The above assignment is hereby approved by Bay Harbor Club of Bonita Beach Condominium Association, Inc. this:

_____ day of _____, 20____.

**BAY HARBOR CLUB OF BONITA BEACH
CONDOMINIUM ASSOCIATION, INC.**

By: _____

Title: _____

**Bay Harbor Club of Bonita Beach
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Acknowledgement of Wet Slip (Boat Slip) User Agreement

I, _____
(Print Names)

have received, read, and will comply with the following documents addressed to Bay Harbor Club of Bonita Beach Condominium Association, Inc. from the Florida Department of Environmental Protection:

- Consent Order OGC 06-2233-36-SL dated August 8, 2007, and
- Attachment I – Corrective Actions OGC 06-2233-36-SL dated August 8, 2007.

In the event I let any person use my wet slip, I will insure they receive, read and comply with these two documents and sign a copy of the Bay Harbor Club of Bonita Beach Condominium Association, Inc. (herein after referred to as Bay Harbor Club) Wet Slip User Agreement and provide such to the Bay Harbor Club manager.

I will be responsible for any fines levied on my wet slip.

In the event I sell the right to use my wet slip, in accordance with Sovereignty Submerged Land Lease No. 36002245, I will pay Bay Harbor Club an amount equal to 8% of the gross sales price with the understanding that Bay Harbor Club will report the sale to the Florida Department of Environmental Protection and use 6% of the gross sales price to pay lease fees to the DEP and retain 2% of the gross sales price to cover Bay Harbor Club legal and administrative fees.

In the event the wet slip is sold, it is understood that all subsequent sales of the wet slip are subject to the above paragraph.

I acknowledge that the wet slip extends 30 feet from the face of the seawall and that no part of any vessel moored in the slip may extend beyond 30 feet from the seawall, this includes any extensions of the vessel including, but not limited to, bow pulpits, dive platforms, nets, trawl doors, outboard motors, outdrives, and dinghies.

Boat Slip No.: _____

Signed: _____

Date: _____

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Assignment of Allocation of Parking Privilege

Comes Now, _____
the owner(s) of Building Number _____, Unit Number _____, Bay Harbor Club of Bonita Beach, a
Condominium, Declaration thereof being recorded in O.R. Book 1696, Pages 227 through 322, inclusive, Public
Records of Lee County, Florida, and hereby assign their/his/her right, title and interest in Parking Space Number
_____ to:

the owner(s) of Building Number _____, Unit Number _____, Bay Harbor Club of Bonita Beach,
Declaration previously stated.

THIS INSTRUMENT MAY NOT BE RECORDED

IN WITNESS WHEREOF, _____
has/have executed this Assignment this _____ day of _____, 20____.

Signature

Signature

Witness

Witness

Date

Date

CONSENT TO ASSIGNMENT

The above assignment is hereby approved by Bay Harbor Club Condominium Association, Inc. this
_____ day of _____, 20____.

**BAY HARBOR CLUB of BONITA BEACH
CONDOMINIUM ASSOCIATION, INC.**

BY: _____

TITLE: _____