

# **L'Ambiance Commons Association, Inc.**

c/o: EAGLE Property Management  
P. O. Box 112260 Naples, Florida 34108-0138  
Telephone: (239) 596-5567 (239) 596-5569 FAX  
E-mail: [jbswfl@comcast.net](mailto:jbswfl@comcast.net) [www.eagleswfl.com](http://www.eagleswfl.com)

## **L'Ambiance Lease Application Policy & Procedure**

The L'Ambiance Condominium Documents provide for unit leasing limits of up to three (3) times in a calendar year, and for a period not less than 30 days. No lease may exceed a 12-month period.

The Lessee is bound by the Association "Rules & Regulations". A copy is provided with this Application. The "Rules & Regulations" also include a prohibition against subleasing or assigning lease rights to another party. Lessee and/or their guests are not allowed pets on property.

Approval for all Leases must be obtained from the Board of Directors and/or the Property Management Company. Three (3) letters of reference must be submitted along with a non-refundable application processing fee of \$100 for each application. This **\$100** check is made payable to: **L'Ambiance Commons Association**. Note that the Association submits applicant information to Lexis/Nexis for tenant screening and/or background check. Applicant signature on the application provides consent to the Association and Manager to conduct this data search.

In addition, the Pelican Bay Foundation controls distribution and policing of Guest Passes required for access to the beach and for the use of other amenities of Pelican Bay. Separate approval must be obtained from "The Foundation" of Pelican Bay and a separate application must be completed with a fee of **\$125 paid to The Pelican Bay Foundation**. The Foundation form is part of the total L'Ambiance Lease Application package of materials. You may submit the Foundation form and check along with the L'Ambiance Lease Application, as it will be forwarded to the Pelican Bay Foundation.

No one but the Lessee, members of the lessee's family within the first degree of blood relationship, adoption or marriage, and their registered guests may occupy the rented unit. **Guests must be registered in writing** with the Management Company at least three (3) days prior to occupancy of the unit. Vehicles of guests whose stay exceeds (48) forty-eight hours are required to register their vehicles also with the Property Management Company.

If a condominium is owned by more than one family, one family must be designated the primary owner. Only the primary owner is permitted to lease the condominium and register guests. The Board of Directors reserves the right to impose fines against the property owner for any action by a tenant and/or guest deemed in violation of the Association Rules & Regulations. The property owner will also be liable for legal fees and other expenses incurred as a result of the tenant violation.

Additionally, any property owner who knowingly violates the Pelican Bay Foundation Guest Pass Policies may be fined or suffer amenity privilege suspension in accordance with the Foundation governing documents. For example, this may come about in the event that the property owner disregards the application process and allows unauthorized persons to use their membership cards.

For the processing of all applications, and a resource to answer your questions regarding L'Ambiance Leasing, contact our Community Association Manager, John "JB" Blanchard. The Eagle Property Management office contact information is shown above.

**L'Ambiance at Pelican Bay - APPLICATION FOR UNIT RENTAL**  
(PLEASE PRINT & COMPLETE ALL QUESTIONS)

ADDRESS OF UNIT: \_\_\_\_\_ L'Ambiance Circle, Unit # \_\_\_\_\_

NAME OF OWNER(S): \_\_\_\_\_

LEASE PERIOD FROM: \_\_\_\_\_ TO: \_\_\_\_\_

APPLICANT'S NAME: \_\_\_\_\_ SPOUSE/OTHER: \_\_\_\_\_

SS # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

SS # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

DL # \_\_\_\_\_

DL # \_\_\_\_\_

PERMANENT ADDRESS: \_\_\_\_\_ Telephone: \_\_\_\_\_

Number Street

City

State

Zip Code

CAR #1: Year/Make/Model \_\_\_\_\_ LICENSE# \_\_\_\_\_ STATE \_\_\_\_\_

CAR #2: Year/Make/Model \_\_\_\_\_ LICENSE# \_\_\_\_\_ STATE \_\_\_\_\_

DO YOU EXPECT GUESTS DURING THE TERM OF THIS LEASE? \_\_\_\_\_ NO \_\_\_\_\_ YES  
IF "YES", PLEASE LIST NAME (s) and VEHICLE LICENSE PLATES.

\_\_\_\_\_

NOTE: Guests whose stay exceeds 48 hours are required to register with Property Management.  
List the name, relationship and age of all other persons who will occupy the unit:

\_\_\_\_\_

PERSON TO BE NOTIFIED IN THE EVENT OF AN EMERGENCY:

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE: \_\_\_\_\_

I HAVE RECEIVED AND READ THE PROVIDED COPY OF THE "RULES & REGULATIONS", AND AGREE TO COMPLY WITH THE RULES, REGULATIONS AND BYLAWS OF THE L'AMBIANCE CONDOMINIUM ASSOCIATIONS.

DATE \_\_\_\_\_ APPLICANT (X) \_\_\_\_\_

**\*\* RENTERS ARE NOT PERMITTED TO HAVE PETS AT L'AMBIANCE \*\***

IN ORDER TO EXPEDITE PROCESSING, THE FOLLOWING ITEMS MUST BE SUBMITTED:

- (A) COMPLETED & SIGNED APPLICATION FORMS
- (B) THREE (3) LETTERS OF PERSONAL REFERENCE
- (C) COPY OF LEASE BETWEEN PARTIES
- (D) CHECK FOR \$100.00 TO: L'AMBIANCE CONDOMINIUM ASSN.

AGENT /FIRM HANDLING LEASE (if any) : \_\_\_\_\_

AGENT: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ DATE: \_\_\_\_\_

THE ABOVE APPLICATION IS: APPROVED ( ) DISAPPROVED ( )

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_

\_\_\_\_\_  
Signature of Director / Manager, Duly Authorized Agent, L'Ambiance Condo Assns.

Return to: EAGLE PROPERTY MANAGEMENT, P. O. BOX 112260, NAPLES, FL 34108  
Phone: (239) 596-5567 FAX (239) 596-5569