

RENTAL RESTRICTIONS

Residences or Condominium units may NOT be leased or sub-leased for a period of less than THREE MONTHS. Lease applications should be submitted to Alliant Management for processing at least 30 days in advance of the start date of the lease. Applications are then submitted to the appropriate condo or homeowners association for approval and then to the Wildcat Run Community Association Board of Directors for final approval.

Occupancy prior to final approval is PROHIBITED. Lease renewals require same approvals as original lease. Units shall be used as single-family residences and for no other purpose.

The owners are responsible for the conduct of the tenants who must abide by the governing documents or be subject to eviction. Complete rules are in section 5.1 of the amended and restated declaration of covenants and restrictions for Wildcat Run. Damage done by tenants to Community Association property and/or individual condo or association property may be charged to the owner of the leased unit. The owner will need to follow up with the tenant to recover any charges.

Additional restrictions may be imposed by the various Condominium and Homeowners

Associations. Information on this may be found on the HOA website under the "Local Associations" tab.

Memberships in the Wildcat Run Country Club are transferable to a Lessee who leases property in Wildcat Run. This allows membership transfers for a minimum 90 day period up to one year and includes access to amenities and privileges. There is a fee of \$500.00 paid annually. The Lessee's dining expenditures will be credited against the owner's food and beverage minimum during the transfer period. All privileges will be suspended until the transfer lapses. The transfer will be renewable, subject to board approval. A lessee with social transfer privileges may purchase a golf membership that is temporary for 90.. days for \$2,500.00. A lessee may also transfer the social membership for a fee of \$250.00 paid annually. Please contact Kristen Yanzer, Country Club Membership Director at 239-947-6066 for more information

Owners and/or realtors are responsible for issuing keys to the rental unit and for collecting keys and passes or transponders (if issued) when the lease expires. Transponders or window decals will not be provided to tenants with leases less than 12 months but passes will be issued on a rolling thirty day basis. Passes or transponders will not be issued until the tenant supplies the "Personal Information for Wildcat Run Community Association" form to the gatehouse.

Pets are limited to two and must be on a leash and attended by a responsible adult outside of the home. (Complete rules in the Association's "Rules and Design Review Requirements.") Some Condominiums have stricter pet rules which apply.

All other restrictions applying to owners apply to tenants.

Only passenger vehicles may be parked overnight in driveways. Pickup trucks, boats, RVs and other vehicles must be garaged or arrangements made for offsite storage. If there is space available parking may be allowed overnight at the maintenance facility. Access will only be allowed during the maintenance department's hours of operation. Anything longer than overnight parking would require the rental of an annual space. Arrangements must be made through the Country Club.

RENTAL APPROVAL PROCEDURES

Residents who wish to rent their homes must adhere to the following procedures:

There is a minimum 90 day period for rentals. Residents should submit the request to lease directly to Alliant Management, at least 30 days in advance.

The rental application is available from Alliant Management, and is also on the HOA website under the Documents tab. There is a \$100 processing fee, payable by the renter to Alliant and a \$40 fee for a background check per person who will be living in the residence, payable to WCR. Fees for international background checks are \$45 and payable to WCR.

If the rental applicant is found through a realtor, the realtor may contact Alliant to determine if the background check that they perform meets our criteria. Any renter found through a realtor must either use the Lease document found on the Master HOA website or complete the lease addendum form, found on the HOA website, under the Documents tab.

Once the application is submitted to Alliant, along with the consent for a background check, Alliant will process the rental application and background check and forward it to the individual association representative of the Cypress Cove Condo Association, Wildcat Cove Homeowners Association, the Pines Homeowners Association, Lakeside Villas Condo Association, Cypress Bend Condo Association or the Village at Wildcat Run Condo Association. Once approved by the individual condo or homeowners association, it will be forwarded to the Community Association Board rental representative for final approval and Alliant will notify the renter and the home or condo owner. Occupancy prior to final approval is **PROHIBITED**. Lease renewals require the same approvals as the original lease.

Renters are subject to the rules and regulations of The Community Association of Wildcat Run, as well as any additional restrictions of a Condo or Homeowners Association. Those restrictions are also available on the HOA website under the documents tab.

The “personal information for Wildcat Run Community Association” form must be completed by the tenant to obtain entrance at the gatehouse. Transponders or window decals will not be provided to tenants with leases less than 12 months, but passes will be issued on a rolling thirty day basis.