

VILLAGE WALK OF NAPLES

3200 Village Walk Circle, Suite 100 | Naples, FL 34109
Phone: 239-594-8044 | Fax: 239-594-7588 | villagewalkhoaofnaples@kwpmc.com

LEASE APPLICATION & CHECKLIST

Village Walk Homeowners Association of Naples, Inc.

FOR OFFICE USE ONLY

☐	Completed Application Form (all pages initialed and signed)
☐	Signed Lease with Lease Term Dates
☐	Signed Rules & Regulations
☐	Signed Activity Liability Waiver
☐	\$125.00 Processing Fee
☐	\$25.00 Per Applicant — Background Check Fee
☐	\$15.00 Per Vehicle — Gate Transponder Fee (if applicable)
☐	\$15.00 Per Access Card — Amenities Key Fob (if applicable)

Date Received: ____ / ____ / ____

Processed By: _____

LEASE DECLARATION

I hereby apply for approval to purchase the residence located at:

Property Address		
_____ Naples, FL 34109		
Lease Beginning		Lease Ending
____	____	____
(Month)	(Day)	(Year)
____	____	____
(Month)	(Day)	(Year)

(Minimum lease term is at least four (4) months. Maximum lease term is one (1) year, renewable each year, application fees apply.)

By submitting this application, I/we confirm that all information provided is factual and complete. I/we understand that any falsification, misrepresentation, or omission of information is grounds for disapproval of this application. I/we consent to a criminal and financial background investigation. I/we agree to pay Village Walk of Naples, Inc. a **non-refundable application fee of \$125.00** plus **\$25.00 per applicant** for the background check, payable by check to **Village Walk HOA of Naples**.

Initials: _____ / _____

LEASE APPLICATION — APPLICANT INFORMATION

Please print or type clearly. All fields are required unless noted otherwise.

1. Primary Applicant		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State / Zip	Phone Number
Email Address	Cell Number	

2. Applicant 2 (if applicable)		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State / Zip	Phone Number
Email Address	Cell Number	

3. Applicant 3 (if applicable)		
Full Legal Name	Date of Birth (MM/DD/YYYY) <i>Required</i> ____ / ____ / _____	SS# <i>Required</i>
Current Home Address	City / State / Zip	Phone Number
Email Address	Cell Number	

Please select your preferred access method:	
☐	Digital Access (Free): I will download the Zuul app for amenity access.
☐	Amenities Key Fob (\$15.00/each): I would like to purchase _____ physical fobs.

MAILING ADDRESS FOR NOTICES & QUARTERLY MAINTENANCE FEES

If the mailing address for official HOA correspondence differs from the property address above, please provide it below.

Name	Mailing Address	City / State / Zip
Phone Number	Email Address	

LEASE APPLICATION — VEHICLES, OCCUPANTS & DECLARATIONS

VEHICLE INFORMATION — \$15.00 per vehicle gate transponder fee

Vehicle registration and valid photo ID are required for each vehicle. Each vehicle requires a gate transponder (\$15.00 each). Alternatively, residents may download the Zuul mobile application to receive complimentary digital gate access.

Please list all vehicles that will be kept at Village Walk.

Vehicle 1 — License Plate	Make	Model	Year	Color	State

Vehicle 2 — License Plate	Make	Model	Year	Color	State

Please select your preferred access method:

☐	Digital Access (Free): I will download the Zuul app for gate access.
☐	Gate Transponder (\$15.00/each): I would like to purchase _____ transponders.

ADDITIONAL OCCUPANTS (Other than Applicants above)

Please list the name, age, and relationship of all persons (other than the applicant[s]) who will occupy the unit on a regular basis. All persons 18 years of age or older are subject to a background check and a \$25.00 fee.

Full Name	Age	Relationship to Applicant

EMERGENCY CONTACT

Full Name	Phone Number	Relationship to Applicant
Email Address	Mailing Address / City / State / Zip	

Completed application and checks must be submitted to Village Walk at least **20 days prior to the beginning of the lease**. Please mail checks and all completed documents to:

Village Walk of Naples HOA
Attn: Leasing
3200 Village Walk Circle Ste. 100 Naples, FL 34109

If you have any questions, please email leasing at: villagewalkhoaofnaples@kwpmc.com

LEASE APPLICATION — ACKNOWLEDGEMENT

Please initial all required fields

I am aware of and agree to abide by the Declaration of Covenants and Restrictions for Village Walk, the Articles of Incorporation, and Bylaws of the association, and any and all properly promulgated Rules and Regulations. I acknowledge receipt of a copy of the Associations documents and rules.

Initials: /

Homeowners are responsible for all applicable tourist tax and sales tax in accordance with Collier County Tax Collector for Leases 6 months or less

Initials: /

By signing this application, I understand that the following terms apply when leasing a home in Village Walk of Naples, Inc.

- Any exterior changes to my lot and/or house to include but not limited to landscape and painting requires approval from the ACC (Architectural Control Committee) and may only be done at the request of the homeowner.

Initials: /

Lease Applicant(s) & Landlord/Owner MUST Sign and Date:

Applicant(s) Signature Applicant(s) Printed Name Date: ____ / ____ / ____	Applicant(s) Signature Applicant(s) Printed Name Date: ____ / ____ / ____
Landlord/Owner Signature Date: ____ / ____ / ____	Landlord/Owner Printed Name

**Realtor and/or Homeowner must complete the below!*

Rental Agent Name	Rental Agent Phone #
Owner's Agent Email:	
Tenant's Agent Email:	

VILLAGE WALK HOMEOWNERS' ASSOCIATION OF NAPLES, INC.

RULES & REGULATIONS

The definitions contained in the Declaration of Covenants and Restrictions for Village Walk are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each lot shall abide by each and every term and provision of the Declaration of Covenants and Restrictions, and each and every term and provision of the Articles of Incorporation, and By Laws of the Association.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage of the Common Areas, property, or equipment of the Association caused by any owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such owner.
4. An owner will not park or position his vehicle so as to prevent access to another lot.
5. The owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all owners.
6. No transmitting or receiving aerial or antenna shall be attached to or hung from any part of a lot or the common areas (excluding Satellite Dishes, see number 21).
7. No towels, garments, rugs, etc., may be hung from windows, railings or other parts of the Residential Units. No clotheslines or drying yards shall be located so as to be visible from neighboring Units or from the interior roadways within Village Walk.
8. All garbage and refuse from the lots shall be deposited with care in each owner's private garbage containers, which shall be placed so that they are not visible from the roads or from adjoining units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pickup and removal. Trash cans should not be out earlier than 6 PM the night prior to pickup. No littering shall be done or permitted on the association property.
9. Motor Vehicles and Boats. No motorcycle, off-road sport vehicle (including trail-bikes, mini-bikes, three or four wheel all-terrain vehicles, and dune buggies), golf carts, trucks (including pick-up trucks), trailers, boats, vans or sport utility vehicles of excessive length or height (i.e. longer or higher than can be kept in the Unit's closed garage), campers, motor homes, buses, commercial vehicles of any type (i.e. any vehicle which has any exterior lettering or logo, or has visible tools or equipment), non-passenger vans (i.e. any van which does not have a rear seat and side windows), or similar vehicle shall be parked on any part of the Properties or driveway, or designated parking space within the Properties except; (1) within a garage; (2) commercial vehicles, vans or trucks delivering goods or furnishing services temporarily during daylight hours (except emergency service after daylight hours), and (3) upon such portion of the Properties as the Board may, in its discretion allow. No maintenance or repair shall be performed upon any motor vehicle, boat, trailer or camper except within an enclosed garage. The Association shall have the right to authorize the towing away of any vehicle in violation of this rule or to bring legal action to enforce this rule and in the case of either towing or legal action, the costs and fees (including attorney's fees, if any) are to be borne by the vehicle Owner or violator.
10. All contractors performing work at homes cannot start before 8 am and must end work by dusk. Addition to Rules and Regulations.
11. No garage doors shall be permitted to remain open except for temporary purposes. The Board may adopt further rules for the regulation of the opening of garage doors.
12. All recreation devices including but not limited to portable basketball goals, canoes, and other boats must be kept in the garage when not in immediate use.
13. The Fitness Center is closed between the hours of 11:00 PM and 5:00 AM (See Village Gym Rules and Regulations for full list of rules).

14. The Swimming Center hours are 8:00 AM to Dusk (See Swimming Pool Rules and Regulations for entire listing of rules).
15. No Smoking is permitted within the gated community pool areas.
16. Landscaping:
 - A. Homeowners may not elect to perform their own landscape maintenance as per Association Documents.
 - B. Homeowners may not make ANY changes to their landscaping with exception to annual flowers (i.e. plant anything, remove anything) without first obtaining written permission from the ACC.
 - C. No new fruit trees, bougainvillea or cactus are allowed
17. Complaints regarding the management for the association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
18. "The feeding of wildlife at Village Walk, including but not limited to, Alligators and Muscovy Ducks is prohibited."
19. United States flag - Criteria: Any homeowner can display one portable, removable flag as prescribed by Federal and State Law. However, for safety reasons, the flag must be displayed using a wall mounted bracket attached to the house next to the garage door and the flagpole may not exceed 6' (6 feet) in length.
20. Policy for holding events in the pool area - Events may be held in the pool area with the approval of the Town Manager and clearance by the Activities Director. Restrictions do apply: Pool rules must be followed. The event must be open to the entire community. Participation is limited to Village Walk Homeowners and overnight house guests. Food is allowed but must be catered and/or potluck (if catered, Village Walk restaurant must have right of first refusal). Cooking at the pool or other common areas, including but not limited to barbecue grills, is not allowed.
21. Satellite Dishes – Criteria: Satellite dishes must be installed at preferred lot locations if a signal can be obtained. The preferred lot locations are either in the rear or side of a home at a location least visible from the street and surrounding homes. If a signal cannot be obtained from a preferred lot location, then an alternative location will be acceptable. Please contact the Association Manager for assistance if you plan to install a satellite dish.
22. Any consent or approval given under these Rules and regulations by the Association may be modified, added to or repealed in accordance with the Bylaws of the Association.
23. Pets. No animals shall be raised, bred, or kept in any Unit, except that dogs, cats, or other household pets may be kept in the Unit, provided they are not kept, bred or maintained for any commercial purpose, or in numbers deemed unreasonable by the Board. Notwithstanding the foregoing, no animal may be kept in the Unit, which, in the judgment of the Board, results in a nuisance or is obnoxious to the residents in the vicinity. No Owner shall be permitted to maintain in his or her Unit a bull terrier (pit bull), or any dog or dogs of mean or of violent temperament or otherwise evidencing such temperament. Pets shall not be permitted in any of the Common Areas unless under leash. Each pet Owner shall be required to clean up after his or her pet. Each Owner, by acquiring a Unit, agrees to indemnify the Association and hold it harmless against any loss or liability resulting from his or her, his or her family member's, or his or her lessee's ownership of a pet. If a dog or any other animal becomes obnoxious to other Unit Owners by barking or otherwise, the Owner shall remedy the problem, or upon written notice from the Association, he or she will be required to remove the pet from the Properties.

I/We have read the above Rules & Regulations and the Declaration of Covenants for Village Walk HOA of Naples, Inc.

_____ Applicant(s) Signature Date: ____ / ____ / ____	_____ Applicant(s) Signature Date: ____ / ____ / ____
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VILLAGE WALK HOMEOWNERS' ASSOCIATION, INC.
AGREEMENT AND RELEASE OF LIABILITY
FOR ACTIVITIES PARTICIPATION ON VILLAGE WALK PREMISES

Activities Covered: Tennis Courts, Village Gym, Pools, Fitness Classes, Activities, and Bocce

Clause 1 — Release of Liability

I, the undersigned do hereby waive, release and forever discharge Village Walk Homeowners Association, Inc. (Association) and its officers, members, agents, employees, representatives, executors, and all others from any and all responsibilities or liability for damages, injuries or fatalities resulting from my use of the premises for the above-described activity by the below listed minor(s) for whom I am responsible. I do also hereby release all of those mentioned or others acting upon their behalf from any responsibility or liability for any damage, injury or fatality to myself, including those caused by the negligent act or omission of any if those mentioned or others acting on their behalf or in any way arising out of or connected with my use of the premises or use of the premises for the above described activity by the below listed minor(s) for whom I am responsible. To the fullest extent permitted by Florida law, I shall indemnify and hold harmless all of those mentioned and others acting upon their behalf against all expenses and liabilities, including attorney's fees, actually and reasonably incurred by or imposed on them in connection with any legal proceeding (or settlement or appeal of such proceeding) to which they may be a party because of my use of the premises for the above described activity or use of the premises for the above described activity by the below listed minor(s) for whom I am responsible

Initials: _____ / _____

Clause 2 — Assumption of Risk

I understand and am aware that the above-mentioned activity may be a potentially hazardous activity involving risk of injury and even death and that I am voluntarily participating in the activity and use of any related equipment or am allowing the below the listed minor(s) for whom I am responsible participate in the activity with knowledge of the dangers involved. I hereby agree to expressly assume and accept any and all risks of injury or death to myself or to the below listed minor(s) for whom I am responsible resulting from participation in the activity.

Initials: _____ / _____

Clause 3 — Assumption of Liability for Damages

I do hereby agree to assume full liability for the cost of any and all damages to the premises or any equipment use related to participation in the activity by myself or by the below listed minor(s) for whom I am responsible.

Initials: _____ / _____

I/We have reviewed the Agreement and Release of Liability and agree to comply:

Applicant(s) Signature

Date: ____ / ____ / ____

Applicant(s) Signature

Date: ____ / ____ / ____

Participant Signature or Guardian Signature
(required for all minor participants)

Date: ____ / ____ / ____