

LIDO AMBASSADOR ASSOCIATION, INC.

APPLICATION FOR SALE/RENTAL

This application must be completed in its entirety and submitted before any contract to purchase is entered into. It is the applicant's responsibility to see that the real estate agent complies with these procedures. All applications MUST include a \$150 application fee per individual (or married couple), payable to **Lido Ambassador Association** and a photocopy of Driver's License for all applicants. Please allow fourteen (14) days for approval.

Unit Address & Unit # _____

Owner Name/Phone Number/E-Mail: _____

Closing Date: _____ Real Estate Agent & Phone: _____

Rental Dates: _____ Rental Agent & Phone: _____

Name (Print) _____ Name 2 (Print): _____

Phone number: _____ DOB: _____ Phone number: _____ DOB _____

Social Security # _____ Social Security # _____

Email Address: _____ Email Address: _____

Driver's License # _____ State _____ Driver's License # _____ State _____

Present Address: _____ City/State _____ Zip _____

Name of Landlord/Mortgage: _____ Bank (local) _____

Employer: _____ Phone # _____ Employer: _____ Phone # _____

Names and Ages of additional Occupants: _____

References: Name, Address & Phone # (other than family or Real Estate Agent) Preferably Local: _____

*****NO PETS ARE PERMITTED*****

Vehicle Information:

Make: _____ Model: _____ Year: _____ State: _____ Tag #: _____

Make: _____ Model: _____ Year: _____ State: _____ Tag #: _____

Emergency Contact Person: _____ Phone: _____

AUTHORIZATION FOR VERIFICATION OF INFORMATION FOR CREDIT REPORT, PUBLIC RECORD, RENTAL OR LEASE HISTORY AND EMPLOYMENT VERIFICATION

I agree to hold harmless Progressive Community Management, Inc., and all providers of information on the prospective owner/ tenant's stated above. In the event that the information provided by me (us) is found to be misleading or false, my acceptance for this lease whether determination is made before or after my date of occupancy, maybe affected. I do hereby authorize with my (our) signature(s) the release of public records, credit report, rental or lease information and employment verification, whether by fax, verbal, photocopy or original signature, to Progressive Community Management, Inc., and all its members now and in the future for exclusive use of the Association.

1. Among other provisions of the Rules, I (We) specifically understand and will abide by the following but not limited to:
 - (a) Each condominium unit shall be used as a personal residential dwelling by owner or lessor.
 - (b) No unit owner may lease the unit owned for a period of less than six (6) months or execute more than two leases during a twelve (12) month period. No lessor shall sublet the unit being leased.
 - (c) No pets are permitted

- (d) No cooking or grilling is permitted on the lanai
 - {e} No food or glass containers at the pool or on the pool deck
 - (f) One covered parking space is assigned for each unit
 - (g) No sand on feet or dripping bathing suits permitted inside the building
 - (h) Footwear and upper body covering must be worn at all times in the building
2. I (We) have received and read the Condominium Rules & Regulations and if applying to purchase the unit, the Declarations of Condominium. A \$150.00 non-refundable fee is enclosed for the processing of this application, please make check payable to Lido Ambassador.
 3. If this Application is approved, I (We) agree to assume responsibility for adherence by all persons occupying or visiting the aforementioned unit, and whether purchasing or leasing, for their adherence to the Rules and Regulations now in effect or as may hereafter be adopted by the Lido Ambassador Association, Inc.
 4. The undersigned understand(s) that the Board of Directors of the Lido Ambassador Association in processing this application may contact any appropriate organizations as well as any of the above references. The undersigned grant(s) permission for that with the understanding that the information obtained will be held in strict confidence by the Board of Directors or an appointed committee.
 5. A copy of the completed purchase agreement (or lease contract) is enclosed, the actual execution of which depends, it is understood, upon the Association's approving this application.
 6. I (We) agree to meet personally with the representatives of the Association's Board of Directors as part of the processing of this Application.
 7. Approval will not be granted until the Association receives payment for any back maintenance fees owed by the owner; selling or renting the unit, or arrangements are made for such to be paid at the time of closing the sale.
 8. It is understood that action will be taken on this application within ten (10) days of the submission and that I (We) will be notified of the results within (14) days of receipt.

Signature: _____ Date: _____ Signature: _____ Date: _____

Action by Association: Approved: _____ Not Approved: _____ Conditions: _____

Signature: _____ Title: _____ Date: _____

Return Application and Fee to: Progressive Community Management, Inc, 3701 South Osprey Avenue, Sarasota, FL 34239



LIDO AMBASSADOR ASSOCIATION, INC. RULES AND REGULATIONS

This document has been prepared by the Board of Directors of the Lido Ambassador Association Inc., in accordance with the powers vested in them by the Declaration of Condominium and the Association Bylaws.

The Lido Ambassador is a residential condominium community. Each condominium shall be used exclusively as a personal residential dwelling – use as a recreational facility or as a hotel/motel-type lodging by any person or persons shall not be permitted.

These Rules and Regulations have been created for the security and enjoyment of all owners and residents. Each unit owner is expected to comply with these Rules and Regulations. Each has the responsibility to see that his lessee and/or guests also comply.

Violation of any of the Rules and Regulations should be reported to the management company representative in writing by email or mail.

The management company representative will advise the person involved in the violation and of the appropriate remedial action required in writing by email or mail. If violations are repeated or not remedied, it may be necessary for the Association to take further action against the unit owner, including fines.

The Board of Directors welcomes the help and cooperation of each resident.



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WELCOME PACKAGE

The following information should be in a welcome package provided to new owners and rental tenants. If not, contact our management company Progressive Community Management at 941-921-5393.

OWNERS' RESPONSIBILITIES

- Payment of maintenance fees, assessments, service charges, and damages must be paid when due.
- Owners shall be liable for damages caused to any part of the condominium property by themselves, their dependents, guests, lessees or lessees' guests, service providers, or movers.
- Friends and family members are not entitled to use the common area amenities unless they are registered in-residence or accompanied by the unit owner.
- The occupancy for a one-bedroom is 2 permanent individuals and 2 temporary individuals. The occupancy for a 2 bedroom is 4 permanent and 2 temporary individuals. A temporary individual can stay no more than 30 days in one calendar year. Board approval is required for a longer stay.
- Unit owners forfeit the use of all amenities when their unit is leased.
- **See addendum for realtor protocols if planning on selling your unit.**

GUESTS

- The owner not in residence will, in advance, advise the Staff of the names of all guests, including children, and the expected date of their arrival and departure, as well as the make, model and tag of their vehicle
- All overnight guests should receive a Guest Parking Permit.
- The guest registration form must be fully completed upon arrival. If staff is not available, the physical copy of the form must be put in the black mailbox so emergency services can be given the information, when necessary. (See page 26 for form).
- The guest parking permit must be returned to staff, or the unit owner will be charged \$25.00.
- The unit owner or lessee shall furnish guests with necessary keys.
- Under no circumstances may a unit be occupied by minors (under 18) unless an adult is also in residence.

ATTIRE

- Everyone is required to wear proper attire, including footwear, shirts, tops (cover-ups) in all common elements/areas within the building, especially when coming from the beach and pool.



CHILD SUPERVISION

- There is no playing or running in the hallways, stairways or elevator.
- Children under 12 years of age are not permitted to play in the Common Elements/Areas, including the recreation room, hallways, stairways or elevators, nor interfere with the regular operation of the elevators.
- Adult supervision of children under twelve (12) is required in all Common Elements/Areas.
- Children's actions are the direct responsibility of their parents or guardians.

NOISE

To ensure the quality of life, please keep noise to a minimum out of respect for your neighbors, especially in all common areas.

SMOKING

- ALL common areas are smoke-free. The no smoking restrictions include indoor common areas, the social hall and hallways. Outdoor common areas include the pool and the parking lots near the building.
- Smoking inside units is permitted.
- Smoking on lanais is discouraged but will be permitted as long as there are no complaints from those in nearby units. Since smoke does carry and can drift into windows and neighboring lanais, every care should be taken to consider your neighbors.

POOL AREA

Florida Statute 64E-9.004 (4) *Food and beverages are prohibited in the pool and on the pool wet deck area; animals and glass containers are prohibited within the fenced pool area, or 50 feet from pool edge when no fence exists.*

- The pool is reserved for the exclusive use of owners, lessees, and registered guests.
- The use of the pool is permitted only between 7 a.m. and dusk.
- All posted pool regulations must be observed as these contain Florida laws.
- Shower before entering the pool as per Florida statute 64E-9.008(7)
- Sand must be washed off when coming from the beach before entering the pool area.
- Rinse before entering the pool after swimming in the Gulf. This is to prevent algae/bacteria from transferring from the Gulf of Mexico to the pool.
- **No climbing over the railing or sitting on the fence railing.**
- Glass containers brought in from the beach are to be taken straight to our recycle bins and are not to be placed in trash bins in the pool area.
- Chairs and chaise lounges must be covered by towels when used by persons with oil or lotion.
- Chairs or chaises may not be removed from pool areas.
- Children under twelve (12) must be with an adult.
- The use of floats and floating toys are permitted as long as it doesn't interfere with the enjoyment or safety of others. No throwing of toys is allowed.
- Children who are not toilet trained must wear swim diapers due to Health & Safety Regulations.
- Towels may not be hung over the railing.



- No one shall enter the building dripping of water or tracking sand into the building.
- Pool parties are not permitted.
- Fan out umbrellas manually then crank open slowly. Do not put them up on windy days.
- Please close umbrellas and return chairs/chaises to their original location when leaving the pool area.
- Absolutely no loud noise on the pool deck after 10 p.m. as this is a county noise ordinance.

EXERCISE ROOM & SAUNA ROOMS

- No minors under 12 are allowed to use the exercise equipment or the sauna without adult supervision.
- The use of these rooms is at the individuals' own risk.

SHUFFLEBOARD

Equipment is stored in the Recreation Room and must be returned when finished.

RECREATION ROOM

- **The use of the Recreation Room shall be restricted to residents and their guests. There should be no loud noise coming from the recreation room after 10 p.m. by county noise ordinance.**
- Children under the age of 12 must be accompanied by an adult.
- Use of the Recreation Room by a resident for a private social function must be arranged in advance with the Staff. A \$100 deposit is required prior to the function.
- It is the obligation of anyone using the Recreation Room for a private function or group meeting to arrange for its cleaning, which shall be done immediately following the event and put furniture and other items back in their original place as well as turn off the lights. If the room is not entirely clean, the Staff shall clean it, and the \$100 deposit will be forfeited.
- **Doors leading to the hallway must be kept closed at all times.**
- **For periodic meetings of an organization to which a resident belongs, permission must be obtained from the Board of Directors.**

POOL TABLE

- Children under 12 may not use the pool table without an adult present.
- Do not place anything except pool equipment on the playing surface.
- Care should be taken in handling pool cues to avoid damage to the ceiling and light fixtures.

HOUSEKEEPING

- All carts shall be returned immediately to the assigned area on the main floor. They must not be left outside a unit, in the elevators, or any location of the property.
- All packages must be removed from the mail area immediately after notification from the carrier service.
- No carts, wheelchairs, or strollers may be taken in the small elevator.
- No service animals are allowed on the large elevator to be sensitive to people with allergies.
- No articles may be aired, beaten or hung from any window or hallway railing.



- Garbage bags, shoes, and beach paraphernalia should not be left in the hallway.
- It is the unit owner's responsibility to arrange for service and deliveries appropriately.
- Large deliveries must go through the rear entrance. In the event of your absence, please make other arrangements. Staff must be notified concerning moves, large-item deliveries, and use of the elevators by contractors so that the Staff may determine if elevator pads are necessary.
- **The Staff must be informed in advance and have the owner's permission in writing if items are being removed from the unit by anyone other than the owner when the owner is not present.**
- If an owner/tenant is moving items that require moving pads in the elevator, then they must request in writing in advance to either the Management or Staff to put the pads up in the elevator. If they are moving over the weekend, this request must be made before noon on Friday so that the staff has time to put the pads up in the elevator. The moving pads must be removed by the owner immediately after use and returned to the pump room on the first floor. This room is next to the elevator. Owners, if able, may put up and take down pads.
- During an owner's absence, the Staff will accept packages. Neither the Staff nor the Association will be responsible to the owner for loss or damage. An owner not wishing packages to be accepted must advise Staff in writing.

TRASH CHUTES

Trash chutes are located on each floor in the storage room. (1st floor is located in the pump room next to the office)

- All garbage must be placed in securely closed plastic garbage bags before putting it in the chutes.
- Clean up any garbage bags leaks on the floor, but this shouldn't happen if the above is followed.
- Do not use trash chute: Monday and Friday from 7 a.m. to 11 a.m. The trash is picked up at these times, and the dumpsters are in the parking lot.
- Newspapers, metal or aluminum cans, plastic bottles & glass bottles should NOT be disposed of down the trash chute. These items must go into the recycling bins.
- Any item not easily dropped into the chute must be carried down to the garage area.
- Never leave bags of trash on the floor in storage rooms.

RECYCLING BINS

Recycling bins are located on the South parking lot outside the garage area.

- **Under no circumstances should plastic bags containing recyclables be placed in recycling bins.** Empty the contents of the bag into the proper recycling bin. The Staff has provided a separate container for disposing of plastic bags. Plastic bags create problems for the machines at the recycling facility, and we can be fined if in the bins.
- **Never put trash in recycling bins. Especially food residue.**
- A regular trash can is located beside the recycling bins.

**MIXED USE BINS – NO TRASH AT ALL:** Paper/boxes/glass and plastics

- Boxes must be broken down and flattened.
- Pizza boxes are not recyclable. They should be placed in trash bags and put in the garbage.
- Clean brown, green or clear glass and cans, and approved plastics (number 1 or 2 located on the bottom of containers) should be recycled. Wash them out before recycling—NO FOOD RESIDUE.
- Do not put containers that contain soaps, bleach, oil, or toxic cleaners in the recycling bins.
- Do not put aerosol containers in recycling bins.
- Do not put Styrofoam in recycling bins.
- Do not put plastic newspaper sleeves or any plastic bags, especially grocery bags, in recycling bins.

NON-RECYCLABLE ITEMS:

- Pizza boxes; cups: ceramic, plastic or paper; napkins; paper towels; wrapping paper; tissues; aluminum foil; mirrors and window glass; drinking glasses; light bulbs; picture frames; glass dishes - all kinds; clear deli and bakery trays; margarine tubs; plastic flowerpots; yogurt tubs; dish drainers; toys. No boxes with food residue in them.
- Any broken glass and broken wine bottles.
- No items with electric cords (are allowed in the trash, as well)

Visit www.sarasotafl.gov for trash and recycling information

SECURITY

- All outside doors and gates must be kept locked at all times. Be sure they close behind you.
- No one should be admitted unless identified by an owner or renter.
- Peddlers and/or solicitors are not permitted in the building.
- During any absence, if another person is designated to care for a unit, the name, address, and phone number of such a person should be given to the Staff. The owner or lessee should leave with the Staff a forwarding address and phone number so that they may be reached in case of an emergency.
- Staff should be notified of the location of any car keys if they have to move an absent owner's vehicle.
- No occupant or guest shall use a unit or any part of the Common Elements/Areas in such a manner as to endanger the health, comfort, enjoyment, safety, or security of any other occupant or guest.
- Entrance keys, Key Fobs, beach gate code, and wi-fi password should not be given out to individuals who are not in residence.
- Staff shall enter a unit in an emergency and notify the owner.

LAUNDRY FACILITIES

- Laundry hours are 8 a.m. to 10 p.m.
- Doors should be kept closed when the room is unoccupied because it is air-conditioned.
- Lights should be turned off when leaving the room.
- No tints or dyes shall be used in laundry appliances or laundry tubs.



- Check all pockets before loading the washer.
- Articles must be removed from the washer and dryer as soon as cycles are completed.
- Each user is responsible for leaving the appliances and laundry room area in an immaculate condition.
- Lint screens on dryers must be cleaned after your use to reduce fire hazards.
- Residents should use laundry rooms on their floors unless washers or dryers are broken, except for residents on the first floor who may use any available.

PARKING & GROUNDS

- The maximum speed limit on the condominium property is ten (10) miles per hour.
- Parking of trailers, campers, self-contained mobile homes, boats, jet skis, Personal Electric Vehicles (PEV), or commercial vehicles is not permitted anywhere on the condominium property.
- Each unit is permanently assigned one carport. Individual parking spaces may not be leased or used regularly by a non-resident.
- An owner may allow another resident to lease or use his carport but must so advise the Staff in writing.
- Non-resident guests may park only in the unnumbered and unsheltered parking areas.
- Parking in the circular front driveway is prohibited. Stopping is allowed only for quick loading or unloading.
- A Parking Permit is required for all Owners, Tenants, and Guests, if staying overnight.
- Permits must be placed on the upper left driver side windshield, next to your oil change sticker.
- One Parking Permit is issued to each unit, not each car.
- Staff will make every attempt to locate the owner of an unregistered vehicle before calling to have it towed.
- If the guest is located and does not register their vehicle, three warnings will be issued to the resident. Upon the third warning, the vehicle will be towed.
- The three designated Contractor's parking places are reserved from 8 am - 4 pm and no resident or guest may park in those spaces during those hours.
- After hours, Contractors Parking becomes guest parking. Guest vehicles must be moved before 8am.
- Cleaners and other service providers must register with the office and staff.

BALCONIES

- These are part of the exterior design of the building. The balcony may not be altered in any way.
- No laundry shall be dried on the balconies.
- The use or storage of ANY cooking or heating device on a balcony is a violation of the fire code and shall not be permitted. NFPA 1:10.11.6.1 (.2)

FIRE SAFETY

- **IN THE CASE OF FIRE DO NOT USE ELEVATORS.**
- When the fire alarm system sounds immediately, move to the stairs and down to the exit door.
- Fire Department regulations require that no articles shall be permitted in hallways or staircase landings, or common areas of the storage areas.



MISCELLANEOUS

The Association provides pest control once a month in common elements/areas.

- **Residents that sign up for pest control in their unit must allow entry to their unit.**
- Do not leave items against the garage door on weekends. Special pick-ups can be arranged in advance for large items.
- Large item disposal - Contact the Maintenance Supervisor to make arrangements.
- Waste Management charges a fee for Bulk Item Pick-up. The cost will be charged to the resident.
- Decorating Committee approval is required prior to donating any furniture/decorative items to the building.
- **Kitchen note** – please do not pour grease down the drain. If it can't go through your body system, it should not go down your garbage disposal or any drains.
- Please do not put anything other than toilet paper down the toilets, do not flush wipes, or feminine products.

SERVICE & EMOTIONAL SUPPORT ANIMALS

See Addendum (page 17)

- Please use the small elevator with ESA as other residents may have allergies to your ESA. If able to, please pick up the ESA when in the elevator.
- Do not place ESA in the shopping carts, as they are for groceries.
- Curb and pick up after your ESA. Properly dispose of pet waste.

PAXTON ENTRY SYSTEM

When a visitor arrives at the callbox panel outside the main doors of the building, they can find your name by using the up or down arrow keys.

- Once the name is found, push the green "Bell" button, and the call will be placed.
- Owners will receive a call from **855-956-4935**, and you should create a contact that says "Entry System" on your caller ID.
- You can add this number to your contacts list and name it what you like.
- Press 1 to release the front door lock for 10 seconds.
- Phones require tone setting for this operation.
- **Under no circumstances admit visitors unless you know the party calling.**
- Please advise children that they are not to play with Callbox buttons.

KEY FOB AND ENTRY RULES & PROCEDURES

Key FOB refers to the magnetic device the Lido Ambassador Association uses in conjunction with a proximity reader to open electronic door locks.

These policies and rules describe the responsibilities of Lido Ambassador's management, staff and unit owners in the distribution and safekeeping of FOBs to ensure a safe and secure environment for all residents and their guests.

Security provided is directly related to the number of issued FOBs. Lido Ambassador's management under the direction of Lido Ambassador's board of directors is the only Agent authorized to manage (issue, program, activate and deactivate) the FOB system.



Management will issue FOBs to unit owners only constrained by the City of Sarasota legal occupancy limits, as follows:

- One-Bedroom Unit: 2 FOBs at no charge. Up to 2 additional FOBs at \$100 each.
- Two-Bedroom Unit: 2 FOBs at no charge. Up to 4 additional FOBs at \$100 each.
- FOBs are not transferable.
- Management will conduct periodic reviews and verify all FOBs.
- Management may suspend use of any FOB as a security measure without notice.
- Lost or stolen FOBs can be replaced at a cost of \$100 each.
- Management will take all reasonable steps to keep FOB data confidential.

UNIT OWNER RESPONSIBILITIES

- The safekeeping of FOBs
- Unit owners must report the loss of FOBs immediately to the Management office, so that appropriate security measures may be taken.
- Ensuring that strangers do not enter the building. It is everyone's responsibility to ensure unauthorized access is not permitted with his or her personal key FOB.
- Defective, damaged, or seriously worn FOBs should be returned to Management for replacement.
- Persons entering locked buildings or spaces are responsible for re-securing all doors and shall not prop open any doors.

RESALE OF A UNIT

Upon resale of a unit the new owner(s) shall be made aware of this policy. The moment control and possession of the unit changes all FOBs shall be deactivated to be subsequently reactivated in the new owners' name, when the new owners confirm receipt of the FOBs.

LESSEES

FOBs will only be given to unit owners, and it is the responsibility of unit owners to provide the FOBs to their tenants.

CONTRACTORS AND SUBCONTRACTORS

Timed entry FOBs for 8:00 a.m. to 4:00 p.m. Monday through Friday. \$100 each. Will be deactivated at completion of project.

REPAIR TECHNICIANS

Daily FOB from 8 a.m. to 4.00 p.m. No fee.

HOUSEKEEPERS

Access granted through call box.

NURSE/CAREGIVER

Activated and deactivated as needed. \$50 each.

MAIL CARRIER

The regular mail carrier will receive a FOB.



LANDSCAPERS

The contracted landscaping company will receive a FOB to keep and is activated from 8 a.m. to 4 p.m. for the date of service.

PACKAGE, FOOD, AND GROCERY DELIVERY

Since access can be controlled from a smartphone, package delivery companies can call owners to make deliveries. If owners do not answer they can call the office during business hours. After that, they can leave the package outside or re-deliver another time.

All food and grocery deliveries must use the main entrance and call box. Please do not allow them to park in resident parking places. They are allowed to temporarily park in the circle drive or guest parking during the delivery.

All other deliveries, including but not limited to Contractors, Furniture, Appliances, must use the southern gate entrance.

NEWSPAPER DELIVERY

Regular newspaper delivery people will receive a time restricted FOB.

PEST CONTROL SERVICE

The building's regular pest control service will receive a FOB to keep and is activated from 8 a.m. to 4 p.m. for the regular date of service.

POOL SERVICE

The contracted pool service company will receive a FOB to keep that is activated from 8 a.m. to 4 p.m. for the regular date of service.

STORAGE LOCKER

Each unit owner is entitled to one assigned storage unit with the following restrictions:

- No flammable materials such as paint, spray cans, etc. shall be stored in the lockers. It is against Sarasota County fire regulations.
- No food of any kind, including cans, shall be stored in the lockers, as this is a health hazard.
- No articles shall be stored outside of or attached to the outside of the locker.
- Additionally, no items can be stored within 24 inches of the ceiling (please note the markings denoting allowable storage height on the outside of the storage lockers)
- Items should be stored in non-cardboard containers to keep cockroaches to a minimum. Cardboard is fuel to a potential fire.

MAJOR APPLIANCES

Water Heater Tanks

- It is highly recommended to replace the hot water heater after eight years or suggested manufacturer warranty on the unit.
- Suggestion: Have the plumber write the installation date on the front of your hot water heater.



- If a leak occurs and causes damage, this will be presumed negligence on the owner of the unit, if the water heater is out of date.
- A pan and a water sensor alarm under the water heater are required by building code.
- A Quick Stop Safety Valve is highly recommended.
- If a unit is unoccupied for more than seven days, the water heater must be turned off. Failure to do so will be a presumption of negligence.
- The unit owner is responsible for all damage caused by hot water units that have passed their life expectancy. Failure to do so will be a presumption of negligence. Manufacturers recommend draining the water heater every 2 years to reduce sediment on the bottom.
- Tankless water heaters should be maintained and serviced according to the manufacturer's recommendations.
- **Clothes Washers & Dryers are permitted if in compliance with the attached Washer & Dryer rules.**
- Garbage Disposals – New installations should choose a motor designed for heavy usage and hard food scraps with stainless steel impeller (the internal blade). It is recommended that cold water should be run for a couple of minutes before and after using the disposal to completely clear the drainpipes of any waste material. Under no circumstances should grease or coffee grounds be poured down any drains. Introduce waste in small quantities to avoid blockage.
- Air Conditioners – it is the owner's responsibility to periodically clean and maintain the condensation drainpipe in your unit; a minimum of every 6 months is recommended. Please note air conditioners have a life expectancy of 15 years.
- Note: plumbing should be inspected regularly to avoid water leaks and damages. Replace worn valves, lines, etc.

UNIT INTERIORS REMODELING

Please see the attached Lido Ambassador Alteration Agreement.

ACCESS TO UNIT

- In case of an emergency originating in any unit, regardless of whether the owner or lessee is present at such time, First Responders, Staff, Board Members, and the Manager shall have the right to enter such unit and subsequently inform the unit owner.
- If a unit's key is not readily available, the Staff with the approval of the Manager and/or President of the Board may authorize a forceful entry. Subsequent damage becomes the owner's responsibility and expense to repair.
- **Please make sure Staff has a key to your unit that is available in their office lockbox.**
- The Staff will not open the door to a unit for anyone, including guests, renters, service or delivery people, and contractors without specific written instructions in advance from owners, except in an emergency.

PREPARING UNIT FOR EXTENDED ABSENCE (UNOCCUPIED)

- **Notify the Staff of the date of departure and expected return.**
- Turn off the water heater by shutting off the breaker and shutting off the water to the unit.
- Unplug all small appliances.
- Adjust air conditioning to the manufacturer's recommendation.
- Turn off the main water to the unit or all water valves inside the unit when unoccupied for 7 consecutive days. Failure to do this will create a presumption of negligence.



- During the threat of storm or hurricanes, occupants shall remove all loose, movable objects (furniture, etc.) from the balcony when leaving for an extended period. Owners will incur a \$25.00 charge if the staff must move their furniture and other objects inside.
- Secure all windows and doors.
- If unoccupied longer than 3 weeks: Keep the toilet seat(s) down and turn off the water to the ice maker in the fridge.

Note: It is highly recommended that a unit is checked during an extended absence, periodically. The Staff (on their own time) or other outside contractors may be employed by the owners to provide inspection services during periods when units are unoccupied. If such services are contracted, the owner is responsible for any and all damages incurred. Under no circumstance is the Association liable for any injuries or damage incurred in the performance of inspection services. The service provider must comply with all rules, and the Staff must be made aware, in writing, and in advance of the arrangement.

SALES OR LEASES

- Neither the Association, Staff, Manager nor their appointed representatives are empowered to act as a Sales or Rental Agent.
- As soon as an owner decides to sell, transfer, or lease their unit, they shall notify the management company by written notice.
- Without prior notice by the owner, no one shall be permitted to show the unit in the owner's absence.
- Owners must acquaint their Sales or Rental Agents with the conditions and restrictions covering the sales or rental of any unit.
- No open houses are allowed.
- Sellers or lessors should share the Declaration of Condominium and By-Laws before consummating any sale or lease agreement.
- Prospective purchasers or lessees should familiarize themselves with the Declaration of Condominium, the By-Laws of the Association, and the Condominium Rules and Regulations before consummating any sale or lease agreement.
- Procedures and requirements for the sale or lease of units are detailed in the Declaration of Condominium and By-Laws. Nothing in these rules preempts or alters the intent of these documents.
- No unit shall be leased for less than 6 months.
- No unit shall be subleased.
- Sellers must complete the application for the Lido Ambassador. See Addendum #5
- A background check will be required for approval to lease or purchase a unit.

DUTIES OF BUILDING SUPERINTENDENT

Oversee security, maintenance, and housekeeping of all Common Elements/Areas.

Supervise the Staff and outside contractors employed by The Association.

NOTE: The Staff is under the supervision of the Management Company and the President of the Association. Unless absolutely necessary, the staff should not be directly asked by the residents for service. The duties of the Staff are strictly restricted to the Common Elements/Areas.

Ensure residents (owners, lessees, and guests), understand and comply with the Rules and Regulations. Perform other duties as directed by the Board of Directors.



NOTE: Phone calls to Staff between 4:00 p.m. and 7:00 a.m. and on weekends should be for emergencies only. Please adhere to this.

EMERGENCY & CONTACT INFORMATION

Any emergencies in your unit or in the common elements/areas should be reported to the Manager immediately.

Emergency Telephone Numbers

Emergency: 911

Dave Schopfer, Building Superintendent: 941-806-7216

Progressive Community Management, Susanne Smith, LCAM 941-921-5393 X1122

RULE CHANGES

The Board of Directors of the Association reserves the right to change or revoke existing policies, Rules and Regulations, and to make such additional ones as they deem necessary for the safety and protection of the occupants and premises, to promote cleanliness, good order, and security, and to assure comfort and convenience.

(Revised December 2023)

I, _____, residing in unit _____ have read and agree to the terms set forth in this document.

signature

date



REALTOR PROTOCOL

BASIC INFORMATION TO BE SUPPLIED TO THE PROPERTY MANAGER WHEN IN THE PROCESS OF LISTING YOUR UNIT FOR SALE.

- Unit #, Unit Owner's Name Cell #, and email
- Listing agent's Name, Cell #, Email, Company, office address and phone #, office manager's name and cell #
- Listing date and expiration date
- Has the listing agent been given a gate key? If so, both the listing agent and the office manager should sign a form accepting their legal obligation to return the gate key after the unit is sold or the listing expires.

PROTOCOL FOR SHOWING A UNIT

It is the responsibility of the unit owner to provide their listing agent with keys to facilitate their unit being shown by realtors. Lockboxes are permitted on unit owners' doors. Staff may be called only between the hours of 8 a.m. until 4 p.m. Monday through Friday to gain access to the building. Please make all realtors aware that if they are busy there may be some waiting time.

AFTER-HOURS – Staff are not to be called for access to the building, so please make other arrangements with the listing agent for access. Please be respectful to other owners by limiting showings between 9 a.m. and 8 p.m.

Note: Random buzzing of unit owners is not permitted.

- The Realtor must wear a name badge at all times when in the building.
- The Realtor must stay with their clients at all times while showing the unit or facilities.
- So as not to wander around the building, realtors who want to show a unit should become familiar with the facilities: Rec room, exercise rooms, saunas, restrooms for pool users, location of the storage room for the listing unit, parking space #, garbage and recycling areas.
- "For Sale" signs are not permitted in common areas or on any unit windows or doors.
- Realtors should park in the owner's parking spot when showing a unit. If that is not available, please only park in visitor spaces. These are the uncovered spots at the east end of the building. Street parking should also be available.
- **Absolutely no parking in the circular driveway at any time as this is access for emergency vehicles.** A no parking sign is also posted.
- No pets allowed.
- No realtor lockboxes are allowed on common property.

Lido Ambassador does not allow open houses as they pose a safety and security concern for unit owners. Note: Research indicates that very few homes are ever sold from an open house.

The recreation room is not to be used by realtors, and all doors in the recreation room are to remain locked at all times.



SUPPORT ANIMAL POLICY, RULES AND REGULATIONS

Support Animal Rules and Regulations for Lido Ambassador, A Condominium, is a "NO PET" condominium. The following Support Animal Policy is for all service animals, companion animals, comfort animals, emotional support animals or the like that are approved and admitted to Lido Ambassador as an accommodation to a disability. Service animals, companion animals, comfort animals, emotional support animals, or other verified accommodation animals, whether credentialed, trained, or not, will hereafter be referred to as "Support Animals."

All persons seeking approval of a Support Animal must complete the LIDO AMBASSADOR APPLICATION FOR KEEPING OF EMOTIONAL SUPPORT/COMPANION ANIMAL OR SERVICE ANIMAL AS AN ACCOMMODATION FOR A DISABILITY form, and be *approved*.

At the time of application, or at the time of obtaining the Animal if, after application, the animal owner must show the following:

- Verification from a health care provider of the necessity for a Support Animal to accommodate a bonafide disability as provided for and defined by federal and state Fair Housing Acts. Forms for this purpose are available from Lido Ambassador, or the requestor may use their own form.
- Proof that the Animal is up to date on all required shots and vaccinations.
- Proof of all applicable licenses according to any county or city ordinances.

If approved

- The Support Animal shall be kept by its owner only for the disability accommodation needed as verified by the health care professional and not for breeding or other commercial use or other purposes.
- The owner shall be required to annually present to the Board of Directors competent written evidence of the continuing disability accommodation necessity for said Support Animal, and the Support Animal's proof of all annual vaccinations. Upon failure of the owner to furnish said written evidence of continuing necessity and vaccinations, or upon the termination of the Support Animals owner's residency/occupancy, the Animal shall be removed from the property.
- The Support Animal shall not become a nuisance or health hazard to Lido Ambassador or any member, owner, resident, tenant, visitor, invitee, guest, licensee, employee, or staff member. The Board of Directors has the discretion to determine if a Support Animal is a nuisance or health hazard. Nuisance/health hazard may include but is not limited to: aggressive behavior; feces not cleaned up; barking, whining, or crying for extended periods of time; vermin/flea/tick infestation.
- The Support Animal shall not be aggressive or attack or bite any person or other Animal.



- The Support Animal shall not disturb or destroy the common areas and common elements of the Lido Ambassador.
- The Support Animal owner and the Unit Owner, if not one and the same, shall be liable and responsible for any and all harm or damage caused by the Support Animal and shall indemnify and hold harmless the Lido Ambassador Association, Inc. for such harm. Any cost to repair damage to the common areas caused by the Support Animal will be billed to the responsible owner and shall be paid within ten (10) days.
- The Support Animal shall reside with the Support Animal owner in the designated unit. The owner shall not abandon the Support Animal. The Board of Directors shall determine abandonment.
- The Support Animal is allowed in other units only when the disabled person is also present unless otherwise approved by the Board of Directors.
- The Support Animal shall be kept on a leash of no more than twelve (12) feet at all times when outside the owner's unit but within the common property. If the Support Animal is handheld, a leash must still be attached to the Animal with the other end held by the owner.
- No Support Animal shall be left outside or on balconies unattended.
- The Support Animal's feces shall always be promptly picked up by the owner or by such other person in control of the Support Animal at the time, placed in a sealed bag, and disposed of in an appropriate garbage receptacle belonging to the owner. This includes cat litter. No pet waste or cat litter shall be disposed of down the Trash Chute or commodes.
- The common area washers and dryers shall not be used for animal blankets, animal toys, animal towels, etc., as the animal dander collects in the machines and poses harm to others, especially those with allergies.
- The Support Animal shall be allowed on Lido Ambassador's recreational or other common area property or facilities if necessary, as part of the approved disability accommodation, but the Support Animal must be maintained on a leash and shall not harass or injure others in the common areas or create any other nuisance. If the Support Animal is handheld, a leash must still be attached to the Animal with the other end held by the owner.
- If the owner of the Support Animal vacates the unit, that owner shall either take the Support Animal with him/her or relocate the Support Animal away from the entire premises.
- The owner shall observe all applicable laws and ordinances concerning the care and control of the Support Animal.
- Approval of a Support Animal is for the specific approved Animal only. If the Support Animal dies or is removed, the owner must re-apply to the Board of Directors for another Support Animal as outlined herein.
- It is recommended that Support Animal owners utilize HEPA or similar filters in their HVAC units and vacuum cleaners.
- If the approved Support Animal is for a temporary or seasonal residency, the owner shall register the Support Animal with the Lido Ambassador office prior to arrival on the premises, so that the office knows when to expect the Support Animal's occupancy.
- Lido Ambassador residents, invitees, guests, or others on the property may file written complaints against Support Animal owners accompanied by any witness statements to the Lido Ambassador office, manager, or Board of Directors.



- Any Support Animal who, at the discretion of the Board of Directors, becomes a nuisance or exhibits other behavior in violation of these Rules or local ordinances, may be subject to removal from the premises despite its designation as a Support Animal.
- In the discretion of the Board of Directors, any Support Animal may be subject to removal from the premises, despite its designation of a Support Animal, where the Support Animal owner has violated any of these Rules pertaining to Support Animals.



APPLICATION FOR EMOTIONAL SUPPORT/COMFORT ANIMAL OR SERVICE ANIMAL AS AN ACCOMMODATION FOR A DISABILITY

Name of Owner

Unit Number

Other Address (If Applicable):

APPLICANT / RESIDENT WITH DISABILITY REQUESTING ACCOMMODATION

Name

Date of Birth

Age

RELATIONSHIP OF APPLICANT TO OWNER OF UNIT (if other than Self):

This is an application for

Emotional Support

Comfort Animal _____

Trained Service Animal

If you currently have possession of the Animal, please describe the Animal below. If you do not currently have possession of the Animal, please provide the description of the Animal you hope to obtain:

Dog _____ Cat _____ Other _____
Specify

Type/Breed

Color(s)

height/length

weight



Fully grown? Yes _____ No _____ Unknown _____

If not presently fully grown, state anticipated size and weight when fully grown.

height/length

weight

A photo of the Animal must be attached to this application.

Pursuant to the federal and Florida Fair Housing Acts, Applicant agrees to reside in Lido Ambassador condominiums with said Emotional Support/Comfort Animal or Service Animal as an accommodation for disability until residency or the disability ceases for any reason.

The Board of Directors requires that the Resident prove there is a genuine need for the keeping of an Emotional Support/Comfort Animal or Service Animal in this pet-free condominium. The Applicant's attending qualified health care professional must offer such proof in writing in the form described below.

The continuing need for the Emotional Support/Comfort Animal or Service Animal must be proven by periodic (annual) written updates of the Resident's qualified health care provider's statement. Upon the demise or relocation of the occupant, the Emotional Support/Comfort Animal or Service Animal must be removed from the premises. Upon the death of the Animal, any replacement support animal must be approved, and a new application and health care professional's statement submitted.

A completed LIDO AMBASSADOR MEDICAL RELEASE Form must accompany this application and a REQUEST FOR INFORMATION RELATED TO THE PATIENT'S REQUEST FOR REASONABLE ACCOMMODATION form. Both are available from the Lido Ambassador office and must be completed, signed, and dated by the attending health care professional, or this application must be accompanied by all of the information requested on that form if the form is not used.

No application for an Emotional Support/Comfort Animal or a Service Animal will be considered without the completed requested information, unless the disability and need for the Animal are readily apparent.

By signing this application, the Applicant hereby acknowledges the receipt of and agrees to abide by the terms of the Lido Ambassador Association, Inc. Support Animal Policy, Rules and Regulations. A copy of the Support Animal Policy, Rules and Regulations was provided to the Applicant at the time of application.

Signature of Applicant

Print Name

Date



MEDICAL RELEASE and REQUEST FOR INFORMATION RELATED TO PATIENT'S REQUEST FOR REASONABLE ACCOMMODATION

To: _____, (Health Care Provider)

I, _____, (name of patient/applicant) intend to request that my condominium Board of Directors provide the following accommodation to ameliorate the effects of my disability: [outline requested accommodation This Authorizes you to release the information requested below. Information obtained under this release is limited to information that is no older than 12 months.

Signature

Date

DEFINITION OF DISABLED

Under federal and state law, an individual is disabled if he/she has a physical or mental impairment that substantially limits one or more major life activities.

The term "physical or mental impairment" includes (1) any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito- urinary; hemic and lymphatic; skin; and endocrine; or (2) any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term "physical or mental impairment" includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism.

"Major life activities" means functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning, and working. 24 CFR §100.201.

Name and Title of Health Care Provider

Firm or Organization (if applicable)



1. How long have you treated the above-named person (Applicant)?

2. Is the Applicant disabled as defined above? Yes _____ No _____

3. What major life activities does the physical/mental impairment substantially limit the Applicant from participating? _____

4. If the Applicant is an individual with a disability, in your professional opinion, will the requested accommodation ameliorate the effects of the disability?

Yes _____ No _____

5. If the Applicant is an individual with a disability and is requesting an accommodation to keep a service animal or comfort/emotional support animal in this No-Pet property, please answer the following three questions (A) – (C):

A. In your professional opinion, is the keeping of a service animal or comfort/emotional support animal necessary in order for the Applicant to have the same opportunity that a nondisabled individual has to use and enjoy the premises? Yes _____ No _____

B. In what way does the service animal' s/comfort-emotional support animal's assistance ameliorate the effects of the disability (in other words, what is the connection between the disability and the need for the Animal)? _____

C. Certification or training of the Animal is not required, but if the Animal is certified or trained, what tasks, work, or services, if any, has the service animal or comfort/emotional support animal been trained to perform, if you know?

8. Is the disability and need for the accommodation temporary?

Yes _____ No _____

If yes, what is the estimated length of need for the accommodation?

9. Are you willing to testify in court as to your opinions stated herein?

Yes _____ No _____



Signature of Health Care Provider

Print Name

License Number

State of Issue



Unit Number: _____ Guest Registration Sticker Issued: Y _____ N _____

LIDO AMBASSADOR GUEST REGISTRATION FORM

Please complete this registration form upon your arrival and place it in the black mailbox on the wall of the mailroom, even if you emailed a notice to staff. This will help staff know who is on-site in case of an emergency and provide the form to emergency services.

_____		_____	
Owner Name		Date	
Name of Guest(s):			
1.		4.	
_____		_____	
—		—	
2.		5.	
_____		_____	
—		—	
3.		6.	
_____		_____	
—		—	

_____ Guest Mobile Phone/Contact Information

Maximum 6 guests per two-bedroom and a maximum of 4 guests per one bedroom

_____	_____
Date of Arrival	Date of Departure

Note: guest(s) are allowed for 30 days maximum unless board approval for up to 90 days

_____	_____
Make and Model of car	Parking Space assigned to the unit

Relationship to the owners(s)

Note: guest(s) are allowed for 30 days maximum unless board approval for up to 90 days. Please return the guest parking permit sticker upon departure or the owner is charged \$25.



Emergency Telephone Numbers

- Emergency: 911
- On-site Maintenance Manager: 941-806-7216 Office hours are Monday – Friday 8:00 a.m. – 4:00 p.m. Please leave a message for non-emergencies after hours.
- Progressive Community Management: Community Association Manager: Susanne Smith, CAM, 941-921-5393 x1122.

PLEASE BE INFORMED OF THE RULES BY YOUR UNIT OWNER AS YOU REPRESENT THEM. A booklet should be easily accessible in the unit that you have registered as a guest.

WASHER MACHINE & DRYER INSTALLATION RULES

Owners may install washer/dryers when they follow these specific rules of the Lido Ambassador Association, which may surpass the minimum requirements of state and local building codes. If you do not adhere to the following requirements for newly installed, AND for existing in-unit washer/dryers, the association retains the right to disapprove the installation on a case-by-case basis and assess fines until requirements are met.

We live in a corrosive beachfront environment that mandates extra diligence in the installation and management of water-based appliances. This fact is magnified by many owners being away for several months at a time— requiring extra care so as not to impact neighbors.

Washer/Dryer Rules

- All installation costs are the responsibility of the owner, not the Association.
- Equipment must be installed inside the condo unit. Installation on balconies is not allowed.
- Work must be performed by contractors with the appropriate plumbing, electrical or mechanical licenses as necessary and performed in compliance with all state and local building codes.
- Owners must register their washer/dryer with the manager.
- Owners must submit to a pre- and post-installation inspection by a licensed plumber chosen by the Association to ensure compliance. Existing washers and dryers must also submit to this inspection. The unit owner will bear the cost of this inspection. Failure to submit to such an inspection will create a presumption of negligence.
- Dryers must be ventless (also called ductless). These can be a variety of technologies, including Condenser or Heat Pump drying.
- Installation requires burst-proof supply lines (hoses) with stainless steel fittings, or similar.
- Installation requires a 5-gallon or higher capacity drain pan under the washer/dryer, or an internal leak proof system such as Bosch's Aquastop®.
- Water shutoff valves must be easily accessible.
- The washer/dryer must sit on a shock pad, noise-proof board, or have an alternative feature of vibration dampening and/or be rated at max noise levels of 75 dB
- Use of an Automatic Shutoff either by an external valve, hose-based, or internal leak proof system (such as Aquashield®) with overflow alarm is mandatory.



- Installations shall be in a "wet stack" of the condo. Must be within 5 feet of any water source in the condo. This places it directly near the bathrooms, kitchen, or Hot Water Heater of your unit.
- The installation requires all new plumbing and drainpipes. It is strictly forbidden to tap into existing drain lines/pipes to the drain stack. Any installation requires the replacement of any affected drain lines to the drain stack.

Please be courteous to your neighbors when using your washer/dryer. Although many energy-efficient washer/dryers are quiet and your neighbors may not hear them, there is a chance your neighbor may be disturbed by their operation. If a neighbor complains to the Manager that they are disturbed by the noise from your system, you will be limited to operating between 8 a.m. and 10 p.m.

Washer/Dryer Installation Process

- Select a contractor to plan for and install the unit.
- Choose a washer/dryer that adheres to the rules.
- Work with the contractor and the LAA Building Manager to produce a detailed plan for installation. The plan must conform to the requirements stated in this document.
- Prepare a permit application for the required plumbing and electrical work.
- Fill out the LAA Alteration Agreement form, including the permit application, and submit to the Manager, along with the inspection fee.
- Have your plumbing contractor sign the attached "Requirements for Cutting into LAA Pipes."
- The Association's plumber will inspect the location and deliver it to the LAA Board and/or Board President for approval.
- Upon approval, you may submit the permit and begin work.
- The Association's plumber will conduct a final inspection once the installation is complete.

INSPECTIONS

Preconstruction visual inspection and meeting. Among other things, this meeting will review the scope of work, permits and any board set conditions.

Permits must be posted on your door or in your window visible to those outside of your unit.

- Plumbing rough-in, electric wiring, and framing. A visual inspection to ensure all building requirements are met. This does not include inspections required by the city.
- Floor underlayment.
- After completion of all work including the installation of appliances, fixtures, and flooring. The superintendent will sign off that all work is complete and conforms to building regulations.

The superintendent may perform additional inspections at any time during the course of the work.



UNIT OWNER'S AND ADAPTED MAJOR WORK ALTERATION AGREEMENT CHECKLIST

Owner Name

Date

Address/Unit

Condominium

Type of Alteration

To help expedite the approval of your alteration, please make sure that all the required items are included in your package to the Managing Agent.

COMPLETE ALL THAT APPLY IN CONSULTATION WITH THE BUILDING SUPERINTENDENT.

Sign and return Alteration Agreement, attached.

Refundable alteration deposit of \$250 payable to Lido Ambassador Association in case of any damage to the common areas.

A narrative description of the work from you or your architect, in addition to any architectural, plumbing, electrical or structural plans and diagrams.

Contractor Insurance Policy and Certificate of Insurance

The contractor must supply the following

- A Certificate of Insurance showing Workers' Compensation coverage.
- Coverage of no less than \$1,000,000.00 for liability and property damage and must name Lido Ambassador "As Additionally Insured"
 - Lido Ambassador Association
 - c/o Progressive Community Management
 - 3701 South Osprey Ave.
 - Sarasota, FL 34239



Also as the Certificate Holder

- Owner Name
- Unit of the Condominium
- 800 Ben Franklin Drive
- Sarasota, FL 34236

The contractor’s insurance agent should know how to prepare the certificate.

The Resident must include:

- A copy of a fully executed contract between you and your contractor.
- A letter from your architect/contractor stating that no load bearing walls will be removed. No common lines, i.e., phone, electric, will be interrupted.
- A waiver of mechanic’s lien, Exhibit 1, from each major contractor on the project.
- Upon conclusion of your business with a contractor, the waiver should state that no lien will be placed on the property.
- A copy of the license for all general contractors, plumbers, and electricians.

Upon approval from this office, as a courtesy, notification to neighboring apartments must be done by you. Please forward a copy of the letter/email sent to your neighbors for our records.

Owners are responsible for providing building and unit keys for on-going projects and providing a copy of the PROTOCOL FOR CONTRACTORS to the Contractors.

STAFF IS NOT RESPONSIBLE FOR OPENING THE DOORS.

CONTACT NUMBERS

Susanne Smith, LCAM, 941-921-5393 Ext 1122 ssmith@pcmfla.com
Progressive Community Management

Dave Schopfer, Building Superintendent 941-806-7216

City of Sarasota Permitting Department 941-954-4156

I, (unit owner) _____, have received and reviewed this Alteration Agreement and accept the terms set forth in this and any supporting documents. Furthermore, I accept any conditions or restrictions imposed on this alteration by the superintendent or managing agent acting on behalf of the Board.

Unit owner signature

Date

Unit number



GENERAL PROTOCOL FOR ALL CONTRACTORS

Contractors are invited guests to the Lido Ambassador and must follow the rules and regulations as guests. They should also be made aware that at all times to consider their actions and to avoid any unnecessary inconvenience to owners. It is the responsibility of each owner to be liable for their contractors and to advise the management when a contractor will visit.

The general contractors must schedule an appointment with the Superintendent prior to the commencement of work.

In addition to the above, the following applies:

- Working hours are Monday through Friday, 8:00 a.m. to 4:00 p.m., and all contractors must be off-site by 4:15 p.m. No weekend work is permitted. Contractors must sign in with the staff daily and wear the badge that indicates that they are allowed on the premises.
- Supplies must enter through the South rear gate next to the garage. A contractor may unload at the gate but must then park in any uncovered parking space. No parking is allowed in the numbered parking locations or the driveway. The second section of the gate can be opened by the superintendent to allow passage of larger items. The building carts are not to be used by contractors.
- Contractors are advised that only the large elevator can be used for materials and to make themselves aware of the elevator dimensions and limitations. Before loading the elevator, pads and floor covering must be put in place. The pads and floor covering are in the "pump room" next to the large elevator. The contractor is responsible for putting up the pads and taking them down at the end of the day. The elevator should not be held in a fixed location for more than a minute to avoid inconvenience to other users.
- There is to be NO cutting in the common areas. All cutting must take place on the owner's lanai or inside their unit. During the alteration period, dust management procedures are to be utilized.
- No unnecessary noise or playing of loud music will be allowed or tolerated.
- Contractors are responsible for removal of all trash and waste materials from the site and for any clean up required in the common areas caused by their actions. The building dumpsters are not available for Contractors' use.
- There is a washroom/restroom in the maintenance garage on the east side of the building in the parking lot for contractors' use. No laundry rooms are to be used for any cleanup.
- All contractors, on a daily basis, must broom clean all common areas they have disturbed including the hallways, door exteriors, thresholds, window ledges, railing, and elevator.



EXHIBIT 1

**WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT
EXAMPLE**

The undersigned lienor, in consideration of the final payment in the amount of
\$ _____, hereby waives and releases its lien and right to claim a lien for labor,
services, or materials furnished to _____ on the
job of _____ to the following described property:

Property address

Contractor

Company Name

Signature

Date

Print Name

Email

Phone

Signature Unit Owner

Date



PLUMBER PROTOCOL

All bathroom and kitchen renovations require the plumbing lines replaced to the risers with PVC. Also, plumbing lines should be replaced to the risers for replacement fixtures if the lines are more than 20 years old or if a visual inspection by the building staff reveals weak or damaged areas.

Individual shutoff valves are required at all intersections of supply lines and risers during installation.

REQUIRED PROCEDURE FOR CUTTING OUT AND REPLACING A FITTING/SECTION OF PIPE ON PIPE THAT HAS BEEN LINED

- Use only a grinder with a diamond cutting blade to make a straight cut through the pipe and liner. **DO NOT USE A SNAP CUTTER OR RECIPROCATING SAW A.K.A. SAWZALL.**
- Only use a proper mission band for connecting new PVC to old, lined cast iron pipe. Fernco fittings are not allowed! Mission bands have an additional seal in the middle of the fitting that will assist in sealing the lined pipe. They also have a full metal strap for a firmer connection that will not twist or bend.
- Check all connections for water tightness. If there are any small gaps between the liner and old cast iron at the cut locations, utilize a small bead of silicone prior to installation of the mission band fitting.
- Use only sch 40 solid core PVC pipe, NO FOAM CORE PIPE WILL BE ALLOWED!
- **By not following the above procedure, you will be liable for damages and repairs.**



I certify that I have read the plumbing and washer/dryer installation rules above:

Owner Signature

Unit Number

Manager

Signature

Date

Plumbing Contractor

Signature

Date

Print Name

Email

Phone

LAA Building Superintendent

Signature

Date



Among other provisions of the Rules, I (We) specifically understand and will abide by the following but not limited to:

- Each condominium unit shall be used as a personal residential dwelling by owner or lessor.
- No unit owner may lease the unit owned for a period of less than six (6) months or execute more than two leases during a twelve (12) month period. No lessor shall sublet the unit being leased.
- No pets are permitted.
- No cooking or grilling is permitted on the lanai.
- No food or glass containers at the pool or on the pool deck.
- One covered parking space is assigned for each unit.
- No sand on feet or dripping bathing suits permitted inside the building
- Footwear and upper body covering must be worn at all times in the building

I (We) have received and read the Condominium Rules & Regulations and, if applying to purchase the unit, the Declarations of Condominium. A \$150.00 non-refundable fee is enclosed for the processing of this application.

If this Application is approved, I (We) agree to assume responsibility for adherence by all persons occupying or visiting the aforementioned unit, and whether purchasing or leasing, for their adherence to the Rules and Regulations now in effect or as may hereafter be adopted by the Lido Ambassador Association, Inc.

The undersigned understand(s) that the Board of Directors of the Lido Ambassador Association in processing this application may contact any appropriate organizations as well as any of the above references. The undersigned grant(s) permission for that with the understanding that the information obtained will be held in strict confidence by the Board of Directors or an appointed committee.

A copy of the completed purchase agreement (or lease contract) is enclosed, the actual execution of which depends, it is understood, upon the Association's approving this application

I (We) agree to meet personally with the representatives of the Association's Board of Directors as part of the processing of this Application.

Approval will not be granted until the Association receives payment for any back maintenance fees owed by the owner; selling or renting the unit, or arrangements are made for such to be paid at the time of closing the sale.

It is understood that action will be taken on this application within ten (10) days of the submission and that I (We) will be notified of the results within {30} days of receipt.



AUTHORIZATION TO RELEASE INFORMATION

I hereby authorize LIDO AMBASSADOR ASSOCIATION, herein referred to as Association and/or its assigns to conduct a comprehensive review of my background through a consumer report and/or an investigative consumer report to be generated for occupancy.

Said report may contain information about me from consumer reporting agencies including but not limited to indebtedness, mode of living, present and previous employers and/or employment contracts, driving record/license, the validity of social security number, personal references, criminal records, credit history through a consumer credit report, and any information that I have disclosed on my applications and/or any attachments, exhibits.

I authorize the Association to contact others who may be able to provide information as to my background, character, and general reputation and authorize without reservation any party or agency contacted by the Association to furnish the above-mentioned information.

I hereby affirm that my answers to all questions on my application, this authorization form, and/or any attachments, exhibits, and/or resumes are true and correct and that I have not knowingly withheld any facts or circumstances that would, if disclosed affect my application.

This authorization and consent shall be valid in original, fax, or photocopy form.

I authorize the ongoing procurement of the above-mentioned information/reports by the Association at any time during my occupancy with the Association.

The nature and scope of the consumer report and/or investigative consumer report along with the name, address, and telephone number of the agency providing the report will be disclosed to you upon a timely written request to the personnel department of the Association, and within 5 days of the request.

A copy of the consumer report and/or investigative consumer report, a copy of the Summary of Your Rights along with the name, address and telephone number of the agency furnishing the information will be provided before any adverse action is taken by the Association based on information contained in the report.

Upon proper identification and payment permissible by law, you have the right to request from the Association a copy of any information in its file on you at the time of your request.

By signing below, I acknowledge the understanding of the purpose of this Authorization Form and its intended use.

Applicant Print Name

Date of Birth

Street Address



City

State

Zip

IMPORTANT: The following information will be used by Progressive Community Management for identification purposes only to perform a criminal background check. This listed information below will not be used as part of the application derision process of your prospective Association.

Maiden, Other and/or Former Name(s)

Gender: Male _____ Female _____

Applicant Signature

Date

Updated 7/15/2024