



Condominium Association

c/o NextGen Community Management
9410 Corkscrew Palms Cir #201 Estero, FL 33928
239-372-2996 | office@nextgcm.com

APPLICATION FOR LEASE APPROVAL

SUBMIT APPLICATION AT LEAST 20 DAYS PRIOR TO OCCUPANCY.

Any application submitted less than 20 business days prior to occupancy may have their occupancy delayed. Applicants may not move in until the Association has tendered official review of their lease, and further, moving in prematurely constitutes a ground for disapproval.

MUST INCLUDE:

- o COMPLETED APPLICATION
o COPY OF EXECUTED LEASE CONTRACT
o NATIONWIDE CRIMINAL BACKGROUND CHECK, \$75 per adult 18 and older made payable to NextGen Community Management, one form per person.
o Copy of Driver's License of each adult
o 3 Letters of Personal Reference
o Applicant(s) supplied with Rules and Regulations (attached). Do not return with submitted application.
o \$150.00 NON-REFUNDABLE PROCESSING FEE MADE PAYABLE TO NEXTGEN COMMUNITY MANAGEMENT

***Please do not submit partial packages. Applications are not considered received until all documentation is submitted. Incomplete applications will be reviewed and sent back. All fees are non-refundable

Current Date Address of Unit Being Rented

Lease Start Date: Lease End Date:

Renter Information: Number of people to occupy unit

Applicant Contact Phone #

E-mail

Applicant Contact Phone #

E-mail



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The unit owner's documents of BeauMer Condominium Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all other persons who will be occupying the unit regularly.

Occupant(s)

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

Name _____ Relationship _____ Age _____

VEHICLES: NO commercial vehicles, truck, panel trucks, vans, campers, motorcycles, mopeds, scooters, boats, trailers, unregistered vehicles, abandoned vehicles and no private vehicle should display signs

ONLY ONE (1) VEHICLE ALLOWED PER UNIT.

Make/Model _____ Color _____ Yr _____ Tag # _____ St _____

I/WE understand that acceptance of this application is conditioned upon the truth and accuracy of the information recorded on it and upon the approval of the Board of Directors. Any misrepresentation, falsification, or failure to immediately notify NextGen Community Management of changes of information on these forms will result in the automatic rejection of this application and/ or eviction.

I/WE specifically authorize the Board of Directors and NextGen Community Management to institute an investigation of my background and agree that the information contained in this application may be used in such investigation, and that the Board of Directors and Officers of the BeauMer Condominium Association itself, shall be held harmless from any action or claim by me in connection herein or any investigation conducted. I/WE am/are aware of and agree to abide by the BeauMer Condominium Documents and Regulations.

I/WE acknowledge receipt of a copy of the above-mentioned Documents. _____ **Initials**

I/WE UNDERSTAND THAT TENANTS ARE NOT ALLOWED TO HAVE PETS. _____ **Initials**

APPLICANT SIGNATURE

DATE

APPLICANT SIGNATURE

DATE



CHARACTER REFERENCE FORM

Date: _____

Applicants Reference(s) Name: _____

Address: _____

Telephone Number _____

RE: APPLICANT'S NAME: _____

To Whom It May Concern:

The applicant(s) named above is applying for membership in a Condominium Association in Southwest Florida. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s).

Upon completion, please return this form to the APPLICANT. This completed Character Reference Form **MUST** be sent in with the application in order for the Board to approve their purchase. Thank you for your assistance in this matter.

Thank you,
BeauMer Board of Directors

How do you know the applicant(s)? _____

For how long have you known the applicants(s)? _____

In your opinion, would the applicant make a good neighbor? Yes No

Please describe the applicant(s) character and stability, as you know them: _____

Reference's Signature



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In your opinion, would the applicant make a good neighbor? Yes No

Please describe the applicant(s) character and stability, as you know them: _____

Reference's Signature





AUTHORIZATION TO PERFORM A CRIMINAL BACKGROUND CHECK

Background Check per person 18 years old and over

Community Name: _____

File # _____

Office Use Only

By signing below, I hereby give consent for NextGen Community Management to obtain a Criminal Background check for me. The Criminal Background check shall include a Sexual Offender Search. I understand that a Criminal Background check is required to lease and/or purchase a unit/home in the _____ community, and that my Criminal Background check results may be used by the Board of Directors to approve or disapprove my lease or purchase of a unit/home.

X _____ X _____

Signature of Applicant

Date

THIS FORM MUST BE FILLED OUT IN ITS ENTIRETY IN ORDER TO BE SUMITTED

Name _____

Current Address _____

City, State, Zip _____

Email _____ Phone# _____

Driver's License # and state of Issuance: _____

Social Security # _____ Date of Birth: Month _____ Day _____ Year _____

Addresses for the Last 7 Years:



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Background Check per person 18 years old and over

Community Name: _____

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Current Address _____

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Email _____ Phone# _____

Driver's License # and state of Issuance: _____

Social Security # _____ Date of Birth: Month _____ Day _____ Year _____

Addresses for the Last 7 Years:



Rules & Regulations
Revised October 2021

ALL violations of RULES AND REGULATIONS ARE SUBJECT TO FINES OF \$100 PER DAY PER OFFENSE. Including violations of restated declaration recorded June 26, 2012 Collier County.

Lanais & Common Area Usage

- No clothing, laundry, bathing attire, towels, etc., may be hung on walkway railings or screened lanais.
- No items allowed to be thrown down from walkways, stairs or stairwells. Please do not shake rugs or clothing over walkway railings.
- **All BeauMer common property including pool area.** If you intend a gathering or event of any kind, please contact the property manager for approval.
- **SMOKING/VAPING IS NOT ALLOWED** in all walkways, stairs, stairwells, elevators and pool/spa areas or any common area – except in **Attached map showing designated smoking areas**. Be sure to dispose of your tobacco products properly in the cigarette butt disposal device. Do not litter.
- Garages, stairs, stairwells and walkways must not be used for storage of any kind, i.e., bicycles, baby carriages, scooters, golf equipment, beach furniture, car carriers, coolers, totes, fishing equipment, etc.
- Lawn furniture tables, chairs, coolers, totes, fishing equipment, storage items, etc. are NOT to be left outside overnight including garages, patios, stairwells and walkways.
- Convenience carts must be returned to the Ground Floor Elevator lobby holding area promptly after usage.
- **EMERGENCY EGRESS AREAS** are walkways, stairs, stairwells and **NO ITEMS** may be placed or left in those areas. **NO** tables, chairs, scooters, shoes, plants, coolers or fishing equipment. Door mats are the only item

allowed in walkways.

- Running, roller blading, skateboarding and cycling is not allowed on walkways, grass, pool area, spa area or parking areas. **Roller blading and skateboarding are not permitted anywhere on BeauMer property.**
- Ball games not allowed on the premises, **including the Pool / Spa Area.**
- Car washing, car vacuuming, oil changing and vehicle repairs on BeauMer Condominium property is not permitted.

Barbecue Areas

- Barbecue facilities provided at pool area and by building “**A**” (see map). Please read the posted signs at the pool area. If you intend having a small party or event, please contact the property manager for approval. As a courtesy to all, please clean grills after use. Brushes at grill provided for this purpose.
- Please review grill posted instructions before using grills.
- Please turn main gas valve OFF after use
- **NEVER LEAVE A LIT GRILL UNATTENDED!**

Pool/Spa Area

- The Property Manager, Maintenance Associate or Director may deny use of the pool/spa to anyone for rule violations.
- **Owners are responsible** for their GUESTS, TENANTS AND RENTER(s) to be aware of and abide by all pool rules!!!
- **NO LIFEGUARD.** Persons use the pool / spa area at their own risk. Recommended that you do not swim alone. Be aware of nearby lightning siren warnings and leave the pool area during those times.
- Pool/Spa hours are **DAWN to DUSK** per Florida and Local ordinance and use permit. **BeauMer’s permit requires No swimming DUSK to DAWN.**
- Pool/Spa area is a camera surveillance monitored area.
- The pool/spa area is for residents, tenants, renters and guests only. All guests must be accompanied by the owner, tenant, or renter.
- If you intend having a small party or event, please contact the property manager for approval.

- Specific pool and spa use rules are posted in the pool/spa area. Please review these rules before use and advise your group, family and renters accordingly.
- Radios, cell phones, music players etc., are **ONLY** allowed **WITH** headsets.
- Please avoid taking cell phones to the pool / spa area. It is an area in which to relax. Long phone conversations can be annoying to others. **DO NOT USE HANDSFREE CONVERSATIONS IN THE POOL AREA!** If necessary, take your phone call outside the pool/spa area or use text messaging.
- **No glassware or ceramic products allowed in or near the pool/spa area or on the pool coping.** Beverage and food containers must be non-breakable. No food or beverage may be consumed in the pool/spa or on the coping of those areas - per local ordinance.
- Pool/Spa area is a **NO SMOKING** area. This includes all tobacco, smokeless tobacco and vaping products. Please refer to the map showing designated smoking areas.
- Florida State Board of Health requires that a shower be taken before entering the pool/spa. The shower is located at the side of the restrooms. Suntan lotions, etc. should be removed before entering the pool/spa area.
- Persons wearing regular diapers **NOT** are allowed in the pool/spa. The only exception to this rule is that children four and under may wear “Little Swimmers” brand swimming diapers - which must be visible in the pool.
- Children under the age of 12 are not allowed in the spa (hot tub).
- Any person with open sores, cuts or communicable diseases must not use the pool or spa.
- Placing towels, etc., on lounge chairs, poolside furniture to reserve is **NOT ACCEPTABLE**. These items will be removed.
- Responsible conduct is expected at BeauMer (i.e., no loud noise or rude language.) This is essential within all areas of BeauMer including the Pool/Spa areas.
- For safety reasons, ball games, running, diving, jumping, etc., are **NOT PERMITTED**. Parents or guardians are responsible for children.

Pets

- **Owners Only**, are allowed to have a small pet, with Board approval (not relatives, not renters, not tenants, not guests or contractors). Owners should check the association documents regarding a pet on the property and the conduct expected. **There are no dog walking areas on the premises.**

- ESA and Service Animals application available on the BeauMer website and sent to the BeauMer Attorney for approval.
- Public Health and local & state ordinances require pet owners must clean up after their pets.
- **Pets are not allowed in the pool / spa areas.**
- Pets must be always on a 6 ft leash **and walked off property.**
- If you have arrived with a pet unadvised of the above, please contact a kennel for boarding. You will be required to remove the pet from BeauMer.
- **Unit owners** will be responsible for the actions of pets brought by renters, tenants, or guests.

Elevators

- Avoid using the elevators during thunderstorms. There is the possibility of a power failure in the elevator system.
- **Do not use elevators during an emergency. Use the stairs in case of a power outage.**
- **Smoking / Vaping** in the elevator is **NOT ALLOWED**.
- Children are **not allowed** to use the elevators as a play item.
- Children under 12 are **not allowed to** use the elevators on their own and should be accompanied by an adult.
- **Moving of sizable items, such as furniture, requires the use of cushioned elevator blankets. The maintenance department or property manager must be notified 24 hours in advance to arrange this.**

Laundry Rooms

- Located on the second floor at the end of each building (see map).
- Approximate time for Wash cycle 30 minutes and dry cycle 50 minutes.
- Machines are coin operated. They require quarters to operate. There are no change machines.
- As a consideration to all, please remove clothes promptly.

Refuse Disposal

- **Please dispose of trash and recyclables properly.**
- All household trash bags **MUST** be tied. **Household Trash Only! No Loose trash!**
- **No combustible items, construction trash or cardboard allowed in trash chutes.**
- Recycle bins are located at the end of 807 Building (D) right end when facing the building. (See the attached map)
- Large recycle items should be broken down, such as **cardboard boxes - which must be cut up, to fit into the bins.**
- **No plastic bags** are allowed in the recycle bins.
- **NO** Plastics or metal items may be placed in **PLASTIC TRASH BAGS** into the cycle bins – which is **NOT** acceptable per the City of Naples waste

management.

- **All items such as furniture, mattress, TV's, electronics, construction materials, sheet rock, doors, wood and etc. CANNOT be placed in the recycle or dumpster bins and is owner's responsibility for disposal.**
- Trash disposed in allocated areas only and should NOT be left on the floors of trashrooms, outside hallways, garage or in front of dumpster doors.

Renters (Less than 90 days)

- **Owners MUST register all guests prior to arrival and renters must provide their vehicle information within 24 hours of arrival via a "UNIT IFO CARD" (found on our website) – placing that info through the mail slot of the Association's office in 801 Bldg.(A). Owners failing to register renters will be subject to fines.**
- All rental units are limited to **1 vehicle** and must be only parked in the ~~designated~~ parking space for that unit. (See parking map)
- The total number of overnight occupants of a leased unit is two (2) persons per bedroom. There are only 1- and 2-bedroom units in BeauMer.
- Owners shall not advertise their rentals with facts that are not fully accurate. Days of stay allowed are 30 per City of Naples ordinance with correct occupancy allowed. Fines shall be levied for violating doing so. Leases over ninety (90) days require an application submitted for approval at least twenty (20) days prior to beginning. Requirements and forms are on BeauMer's website.
- Owners shall provide all renters with a complete listing of BeauMer's "Rules & Regulations"

Vehicle Parking

- Park in the assigned space marked with the unit # of the condominium you are staying in, i.e., 123A. Do not park in any other assigned unit space without written permission and a copy should be given to the property manager.
- **All units are assigned to one parking space.** Guest spaces are first come firstserved.
- Three disabled parking spaces are available. One each at buildings "A," "B," "C" see map. These spaces require current registered handicap license plates or plaques to use. They must be always displayed on vehicle while using the spaces. All access routes to pool/spa area should be kept clear.

PARKING ON OUR PROPERTY IS NOT ALLOWED FOR:

- **NO COMMERCIAL VEHICLES & VANS OF ANY KIND** (except service vehicles) Regular size passenger mini vans only!
- **NO PICKUP TRUCKS / PANEL TRUCKS / LARGE VANS / MOTOR HOMES / BOATS / TRAILERS / CAMPER VANS / MOTORCYCLES / SCOOTER / MOPEDS.**
- No vehicle should display signs. No un-registered or abandoned vehicles.
- Car washing or car vacuuming on BeauMer Condominium property is not permitted.

Spills

- Owners/Tenants are responsible for any substance, such as automobile leaks, oil, radiator or other anywhere on the BeauMer property including in garages. A warning notice will be given to clean up and if not cleaned – the owner will be charged for the cleanup and a fine per day of violation will be assessed.

Bike Storage

- Bike storage is available on a first come basis. A \$20 year per bike fee to owners for that storage.
- Bike storage is available at Building B, C and D only.
- All approved bikes will have a “registered tag” placed on them by our maintenance associate. Bike storage is not allowed in garages and are subject to fines if left there.
- A bike rack is available adjacent to the “recycle bins” area at the right end D building. **It is recommended owners lock your bike - if left unattended at the bike rack.**
- Bicycles cannot be stored in garages.

Enforcement of Rules

- **When possible, offenses will be addressed directly to the offender in person or email by the Property Manager, Maintenance Association or a Director.**
- **If corrected immediately, it will be considered a warning and if it is ignored by a renter or family member or guest, notification will be sent**

to the unit owner associated with the offense, which may result in a fine.

- **Tenants or Renters who aggressively disregard rules and regulations may result in their removal from the property.**
- **OWNERS are responsible for the actions of their Guests, Family, Tenants and Renters!**

BeauMer is an association of privately-owned residential units. These units serve as year-round homes for some residents and temporary vacation residences for others.

These guidelines have been adopted by the BeauMer Condominium Association to promote the well-being and peace of mind of the persons who reside in proximity and use common facilities.

Should you incur a problem after your arrival, you should first call your owner to seek a solution. If you incur an emergency (e.g., water line breakage, power outage, etc. Call the property manager at the number posted on the next page.

IF YOU HAVE A MEDICAL or FIRE EMERGENCY - CALL 911. DO NOT CALL THE PROPERTY MANAGER!

Certain freedoms (in a condominium facility) are not as available as living in privatelyowned homes. Please be considerate of your neighbors.

Thank you for your cooperation in making BeauMer a wonderful place to live!!

We want you to have a pleasant stay. PLEASE ENJOY!!!

Police/Fire	911
Police (Non-Emergency)	(239) 213-4844
FPL – Electric company	(239) 262-1322
Xfinity/ Comcast (TV & INTERNET) BeauMer 801 River Point Dr. - building A 803 River Point Dr. - building B 805 River Point Dr. - building C 807 River Point Dr. - building D Owner must supply account information when calling. 1-800-934-6489 1-800-xfinity	Property Management NextGen Community Management 239-372-2996
Handyman	Ask owner
Plumber	Ask Owner
Electrician	Ask owner

BeauMer Condominium Association

Gordon River

● Trash Chutes


 Dumpsters

 Recycle Area

 Laundry Rooms

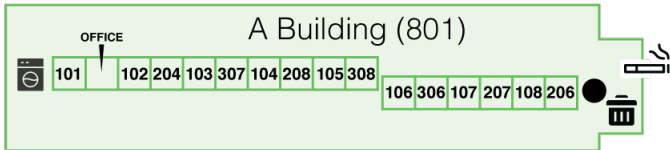
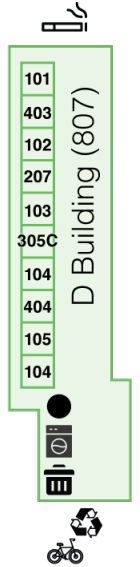
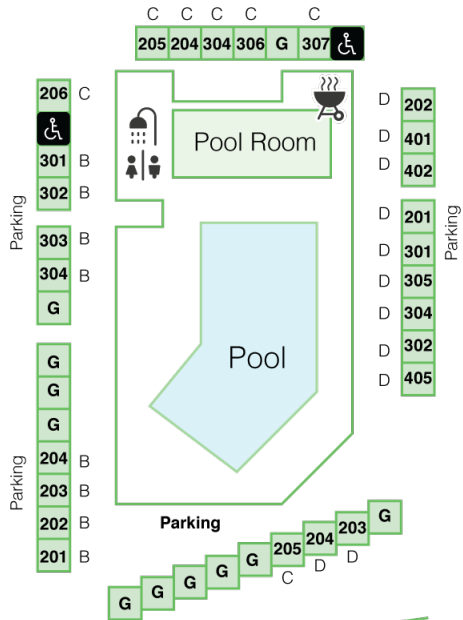
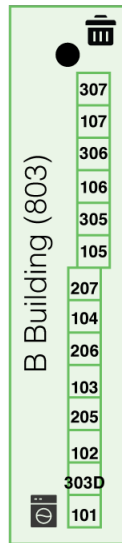
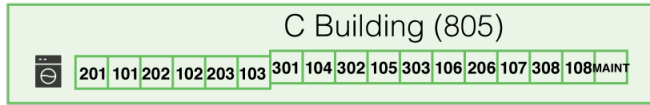
 Disabled Parking

G Guest Parking

 Restroom and Shower

 Smoking Areas

 Barbeque



Entrance

River Point Drive