



Landmark Towers at Sand Key  
 1230 Gulf Blvd. Clearwater, Florida 33767  
 Office (727)596-4496

LEASE APPLICATION

TOWER \_\_\_\_\_ UNIT# \_\_\_\_\_ OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Instructions:** This application must be completed and returned to Landmark Towers office no less than (10 days in advance) with a COPY OF THE LEASE, a signed copy of the Rules and processing fee of \$100.00 made payable to Landmark Towers. *Please note we will not accept money from the tenant.* All leases must have a copy of photo ID for everyone over 18, or the lease can be denied. **APPLICATIONS THAT DO NOT HAVE ALL THE PROPER INFORMATION ATTACHED WILL BE DENIED.**

**ABSOLUTELY NO RENTALS LESS THAN 30 DAYS.**

**TENANTS ARE ABSOLUTELY NOT ALLOWED TO HAVE PETS ON PREMISES.**

**When leasing to renters in LMT1&2: Maximum occupancy shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six persons total per unit at one time, whichever is less, per Pinellas County Section 138-3232 –Short Term Vacation Rentals.**

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

LESSEE(S) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CELL#: \_\_\_\_\_ CELL#: \_\_\_\_\_

**LIST ALL OTHER PERSONS OCCUPYING THE UNIT DURING THIS LEASE PERIOD.**

NAME _____	over 18 Yes/No _____	Relation _____
NAME _____	over 18 Yes/No _____	Relation _____
NAME _____	over 18 Yes/No _____	Relation _____
NAME _____	over 18 Yes/No _____	Relation _____

AUTOMOBILE: MAKE \_\_\_\_\_ TAG# \_\_\_\_\_ STATE \_\_\_\_\_


1) TENANT STATES THAT THE ABOVE INFORMATION IS ACCURATE AND CONSENTS TO FURTHER INQUIRY CONCERNING THE INFORMATION. TENANT IS ALSO AWARE THAT THIS UNIT CANNOT BE RENTED FOR LESS THAN 30 DAYS. INITIAL

\*MUST HAVE:

**\*REALTOR/AGENT: \_\_\_\_\_ Phone# \_\_\_\_\_**

FOR OFFICE USE ONLY:

APPROVED _____	DISAPPROVED _____	TITLE _____	DATE _____
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**Landmark Towers at Sand Key**  
1230 Gulf Blvd. Clearwater, Florida 33767  
Office (727)596-4496

**LEASE APPLICATION INSTRUCTIONS**

**ABSOLUTELY NO RENTALS LESS THAN 30 DAYS.**

**APPLICANTS THAT DO NOT HAVE ALL THE PROPER INFORMATION ATTACHED WILL BE DENIED.**

**Landmark Towers MUST have contact name and phone# for the manager, or company that manages the unit on the lease.**

**Short-Term Residential Rental –**

unit may be leased for no less than one month. When leasing to renters in LMT1&2: Maximum occupancy shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six persons total per unit at one time, whichever is less, per Pinellas County Section 138-3232 –Short Term Vacation Rentals.

All applications must include:

1. A copy of the application
2. A copy of the lease agreement
3. Check for \$100.00 made out to Landmark Towers I or II from the owner or manager. We will not accept money from the tenant.
4. Visitors of guests/renters are welcome at Landmark Towers; **However, guests may not authorize overnight visitors, a Guest Registration Form must be filled out in the manager's office.** If you have the max persons on your lease, overnight guests will not be authorized.
5. Daily Visitors: Guest/renters must notify security prior to visitor's arrival.
6. **A signed copy of the Rules and Regulations short version**
7. **A copy of a photo ID for everyone 18 and over**
8. If this is a long term lease the potential tenant must sign the full version of the Rules & Regulations.
9. **Owners cannot rent their unit for less than 30 days.**

**The Pool area is a no smoking / vaping area**

**Please inform your tenants:**

1. **Carts:** - If you use a shopping cart or luggage carts, please return it the same day and do not leave it in the walkways, or elevators.
2. **Balconies/ Walkways:** - Please do not throw cigarette butts or any items off balcony or front walkways and make sure your ash trays are secure. Please do not hang anything off balconies.
3. **SPEEDING:** - For your safety and the safety of others please do not drive more than 10MPH in the parking lot.
4. **Information:** Please have your tenant contact you the owner or your leasing agent regarding questions or problems with your unit. Please provide your tenant with the information necessary to stay in your unit prior to them visiting LMT.
5. **Wi-Fi:** In order to use the lobby Wi-Fi your guest must have their own Spectrum account and password. The office does not have passwords for the Wi-Fi.
6. Please make sure you have provided all the required information prior to the arrival of your tenant we do not want to hold anyone up from enjoying their vacation.

**In case of EMERGENCY CALL 911  
GATEHOUSE# (727)-595-7169**

Landmark Towers thanks you for your continued cooperation.

# LANDMARK TOWERS

## \*RENTERS AND GUESTS\*

### RULES AND REGULATIONS

**\*ALL RENTERS & GUESTS ARE EXPECTED TO READ AND COMPLY WITH THE COMPLETE LIST OF ALL RULES.**

We hope you have a fun filled and safe vacation.

#### JUST A FEW QUICK NOTES BELOW:

\*For all question or issues regarding your rental unit please contact the owner of the unit or the management company who rented you the unit.

\*Maximum occupancy shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six (6) persons total per unit at one time.

- All residents of LMT when having guests must notify security. If your guest is staying more than 24 hours, you must fill out a Guest Registration form in the managers' office.
- Return pool furniture from where you moved it, and close umbrellas.
- Tables and chairs are NOT to be reserved.
- Things left unattended for more than 30 minutes may be removed.
- Our Pool area is a no smoking, vaping, cigar, or pipe area.
- Renters/Guests / Visitors are not allowed to have pets on property.
- Please do not throw anything off the balconies.
- Please do not hang anything off balcony railings.
- Shopping and luggage carts MUST be returned immediately.
- Walkways MUST be always clear. No beach items, shoes, towels should be left in the walkways.

In case of EMERGENCY CALL 911)

GATEHOUSE # (727) 595-7169

**THANK YOU FOR RESPECTING OUR HOME.**

# LANDMARK TOWERS

## \*RENTERS AND GUESTS\*

### RULES AND REGULATIONS

#### UNITS

##### 1. Use of Owner's unit

**A.) Residency:** Each unit shall be used only as a single-family residence. The use of the unit must also be in compliance with the City of Clearwater, Florida zoning criteria for single-family residences.

##### **B.) Businesses:**

1. No unit may be used for commercial business, including but not limited to signage, regular pick up or delivery of supplies/goods; regular visitation of clients or customers; the Board of Directors have the sole discretion to decide if there is a violation.
2. Business activity may be conducted primarily through telephonic & electronic media.

##### **C.) Noise:**

1. No resident shall make or permit any disturbing noises in the unit or anywhere within the Landmark Towers complex. This includes loud use of all audio equipment & musical instruments.
2. Between the hours of 11 PM & 8 AM the volume levels shall be reduced still further, including noise made on balconies.
3. Sliding doors must be maintained so the opening & closing is not disturbing to neighboring units.
4. Chairs on non-carpeted floors must have felt pads or other noise suppressing pads so that moving them is not disturbing to residents in other units.

##### **D.) Safety, hot water heaters and AC condensate lines:**

1. No flammable, combustible, or explosive fluids, chemicals or other dangerous substances shall be kept in any unit; terrace, balcony, or storage that are not intended for household use.
2. All newly installed hot water heaters (except tankless) must have a non-corrosive pan under them. Hot water heaters must be installed by a licensed plumber.
3. AC condensate lines must be cleaned on a regular basis. Consult with your A/C service provider on the proper way and frequency to clean the line.

#### **Leasing etc.: Lessees, Guests, Family Guests, Visitors, and Special Entry:**

##### **Leasing:**

- A. unit may be leased for no less than one month. When leasing to renters in **LMT1&2: Maximum occupancy shall be no more than two persons per bedroom plus two persons in the common area, not to exceed more than six persons total per unit at one time**, whichever is less, per Pinellas County Section 138-3232 –Short Term Vacation Rentals.
- B. The owner/guests must fill out a Guest Registration Form available from the manager's office if their guests are staying 24 hours or more.
- C. Guests of owners not in residence must provide a photo ID for everyone over 18 years of age.

# LANDMARK TOWERS

## \*RENTERS AND GUESTS\*

### RULES AND REGULATIONS

- B.) Reservation: Players may reserve the court by signing up on the board no more than 48 hours ahead.
- C.) Play time: one hour for singles & 2 hours for doubles if others are waiting to use the court.
- D.) Children under the age of 13 can play only when directly supervised by an adult (18yrs or older).
- E.) Attire: Tennis shoes must be worn at all times.
- F.) Food: Is not allowed on the court. Fluids for hydration are allowed.
- G.) Equipment: Equipment may be checked out at the guardhouse and must be returned after use.

#### Swimming Pools/Hot Tubs - In Case of an Emergency Call 911

- A.) Location: Swimming pools & hot tubs are located at Tower I and II. Residents may use either pool or hot tub
- B.) Hours: Pool hours 9:00 AM to dusk and hot tub hours: 9:00AM to dusk.
- C.) Posted rules: Pool rules are posted at each pool & must be followed at all times including but not limited to the following:
  - a. Children: Children under the age of 13 must be directly supervised by an adult (18yrs) at all times at the pool, hot tub or pool deck.
  - b. Incontinent persons: shall wear waterproof pants.

#### Use of furniture:

*Lounges, tables & chairs cannot be reserved or moved from the pool area; things left unattended for more than 30 minutes may be removed by those wishing to use the furniture: LMT Association is not responsible for items left unattended. Return Pool furniture where you moved it from. Roll umbrellas back down after use.*

- c. **Safety:** To prevent slip and falls, always towel dry and wear footwear when leaving pool and reentering the building.
- d. **Showers:** Beach sand must be removed at walkway showers before entering pool or building.
- 1. **Noise:** The volume of audio equipment in the pool deck area must be kept at a minimum so as not to disturb others. Yelling & shouting are also not allowed.
- 2. **Smoking: No smoking or Vaping on the pool decks**
- 3. **Bicycles, skateboards, roller skates/blades, scooters, canoes, kayaks, and paddleboards:**
- 4. **Use on property:** No bicycles, roller skates/blades, scooters, shall be ridden anywhere on the Condominium property except when exiting or returning to the property. Canoes, kayaks and paddleboards may be brought onto the LMT property, but not on trailers which are not permitted on the property. Once on the property, canoes, kayaks and paddleboards must be secured in or on the top of your vehicle that transported them, and in no other area at Landmark Towers.

#### Terraces, Balconies, & Walkways:

- A.) **Laundry:** no towels, sheets, clothing etc. are to be hung on balcony or walkway railings.
- B.) **Cooking:** no cooking of any kind is permitted on balconies or walkways.
- C.) **Birds:** Birds cannot be fed on Association property.

# LANDMARK TOWERS

## \*RENTERS AND GUESTS\*

### RULES AND REGULATIONS

**D.) Main walkways: Common walkways are to be clear of shoes, toys, beach/pool equipment, per the City of Clearwater fire code. End units are not to have any items nearby or blocking the Exit stair wells.**

**E.) Throwing things: Nothing shall EVER be thrown or swept from the balconies or walkways, including cigarettes, dirt, water, etc. Cigarettes can be a severe fire hazard when wind currents cause them to land on the lower floors.**

**F.) Parking spots are not to be used as storage of any kind.**

#### Fines and Enforcement Action:

Any flagrant or repeated breach or violation of these Rules and Regulations that is not corrected will be passed to the Association's attorney for action. Owner will be responsible for all attorney's fees.

#### Summary

The foregoing Rules and Regulations have been promulgated by the Board of Directors and are intended for the preservation of buildings, structures and other property plus the safety, protection, and comfort of the residents in the Landmark Towers community.

**I HAVE READ AND UNDERSTAND THE RULES AND REGULATION OF LMT AND AGREE TO FOLLOW THEM WHILE I AM STAYING ON PROPERTY. FURTHERMORE, TENANT ACKNOWLEDGES THAT THE ASSOCIATION MAY DIRECTLY ENFORCE THE DECLARATIONS AND RULES AND REGULATIONS AGAINST THE TENANT.**

**Sign:** \_\_\_\_\_ **Print:** \_\_\_\_\_ **Date:** \_\_\_\_\_