

## Property Application for **THE ESTATES AT ORANGE BLOSSOM RANCH**

Property Name

### How to Apply ?

1

You can go to  
[Tenantev.com](https://tenantev.com) or scan  
this QR Code.



then

2

Create a new account  
and use the following  
application code to begin.

**11990**

Property Application Code

### Please read before applying

**You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.**

The community you are applying to could request information such as  
Credit report ( Social Security number necessary ), Criminal background check, Eviction report,  
Proof on income, Personal and work verifications.

#### **Important!**

**Application Fee:** There is a cost associated with the application. You won't be charged until  
your digital application form is submitted at the beginning of the process.

This application is linked to the email address you will use to create your new account. If you  
have questions regarding the application requirements, please contact the association directly.

**Tenant Evaluation does not determine your approval. The community association  
screening committee makes the final decision after reviewing your application.**

Application process  
may take up to 45 *minutes*  
**tenantev.com**

### Do you need help?



Email us at  
[support@tenantevaluation.com](mailto:support@tenantevaluation.com)



Call us at  
**305.692.7900**

# The Estates at Orange Blossom Ranch

## Homeowner Association

1948 Oil Well Road, Naples, FL 34120

### Application for Occupancy



**1. Submit completed application**

Email: [Dylan.Renaker@fsresidential.com](mailto:Dylan.Renaker@fsresidential.com)

Postal Mail: Estates at Orange Blossom Ranch c/o FirstService Residential  
10600 Chevrolet Way Ste. 202  
Estero, FL 33928

**2. Application is not considered complete until all items are provided**

- \$100 Application Fee – payable to FirstService Residential
- Completed Application for Occupancy form
- Government issued photo ID for each applicant
- Executed copy of Sales/Lease Contract
- Vehicle Information for each applicant
- Separate application for The Estates Orange Blossom Ranch Master Association is required and can be obtained at 239-947-4552

Home Address: \_\_\_\_\_ Naples, FL 34108

Current Owner's Name(s): \_\_\_\_\_

### **Applicant's Current Information**

#### ***Applicant 1***

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

Current Phone Number: \_\_\_\_\_

Work Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Place of Employment: \_\_\_\_\_

# of Years at Employer: \_\_\_\_\_ Current Title: \_\_\_\_\_

***Applicant 2***

First Name \_\_\_\_\_ Middle Initial \_\_\_\_\_ Last Name \_\_\_\_\_

Current Phone Number: \_\_\_\_\_

Work Phone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

Place of Employment: \_\_\_\_\_

# of Years at Employer: \_\_\_\_\_ Current Title: \_\_\_\_\_

Is this home being purchased under a trust, corporation, LLC, etc? Yes \_\_\_\_\_ No \_\_\_\_\_

Name of entity: \_\_\_\_\_

**Vehicle Information**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_

License Plate State: \_\_\_\_\_ License Plate Number: \_\_\_\_\_

**Vehicle Information**

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Color: \_\_\_\_\_

License Plate State: \_\_\_\_\_ License Plate Number: \_\_\_\_\_

## Pet Information

Owners MUST pick up and dispose of, in an appropriate manner, all waste deposits from their pets. Failure to abide by these rules and regulations may result in a fine against the tenant and/or homeowner, along with any other remedy as allowable by Florida law and the association's governing documents.

**Will pet(s) be in the residence? Yes \_\_\_\_\_ No \_\_\_\_\_**

If Yes, please complete the following section

Pet Owners' Name/s: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Pet #1 Name: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

Pet #2 Name: \_\_\_\_\_ Breed: \_\_\_\_\_

Color: \_\_\_\_\_ Weight: \_\_\_\_\_ Age: \_\_\_\_\_

\_\_\_\_\_ (initial here) I understand these abbreviated Rules and Regulations of The Estates at Orange Blossom Ranch Homeowners Association, Inc., and agree to abide by them. I also understand that a complete, up to date copy of said Governing Documents may be obtained by written request from the Association Management Office and is additionally provided within the Estoppel Package, available for purchase by the proposed buyer of the aforementioned unit.

## Emergency Contact

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Relationship: \_\_\_\_\_

## Acknowledgement & Signature

*Under penalty of perjury, I certify that the information contained on this application is complete and truthful. Submission and/or omission of information and/or items required for this application may result in denial of occupancy. Furthermore, I acknowledge and agree to be bound by the rights and requirements set forth in the Governing Documents of Estates at Orange Blossom Ranch Homeowners Association. Once a completed Application for Occupancy has been received by Management on behalf of the Board of Directors, a written response will be issued to the Applicant(s) within 10 calendar days.*

### ***Applicant 1***

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

### ***Applicant 2***

\_\_\_\_\_  
Print Full Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

### **FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_

- ☐ Application completed & signed
- ☐ Sales Contract included
- ☐ Property Manager Review Date: \_\_\_\_\_

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

☐ Approved

☐ Not Approved

The Estates/Villas at Orange Blossom Ranch  
RULES AND REGULATIONS  
Board Approved August 15, 2024

**GENERAL INFORMATION**

The following Rules and Regulations (“the Rules”) have been adopted by THE ESTATES AT ORANGE BLOSSOM RANCH Board of Directors. It is the intent of these Rules to create policies to ensure the Members have the maximum use and enjoyment of the common areas. Enforcement of the Rules will be vested with the Community Manager. It is the responsibility of all Members to review and understand these Rules, and to comply and cooperate with **our Community Association Management (CAM) and the Estates HOA Board of Directors** in the enforcement of these Rules.

The Rules of THE ESTATES AT ORANGE BLOSSOM RANCH Homeowners Association (the “Association”) are designed to protect the rights and privileges of the Members of the Association as well as to protect the Association with the proper conduct on, and utilization of, the common grounds. The Rules included herein should not be interpreted as a standalone document; instead, they should be interpreted in conjunction with the appropriate covenant (s) in the Declaration.

**MEMBERSHIP**

**A Member is any person, trust or corporation who takes title subject to and agrees to comply with the Master Association Governing Documents as amended from time to time. Each Owner becomes a member of the Master Association and Estates Homeowners Association and that membership is appurtenant to and inseparable from ownership.**

**All occupants of the unit agree to abide by the Rules and Regulations of the Association.**

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## **ACCESS CREDENTIALS**

Vehicles registered to a Member shall be entitled to receive a gate access device (barcode, RFID, etc.). In no instance shall a household have more than 4 active gate devices for a vehicle without written permission from the Estates HOA Board. Only vehicles registered to the occupant or the property will be permitted to have access stickers. Fees for vehicle access and for key fobs for access to amenities are set by Master HOA.

## **LEASING**

Members in good standing with the Association may lease their unit. Being in good standing means a member may not have any open violations or monetary obligation due to the Association. Lease terms must be for a minimum period of 30 days. Units cannot be leased more than 4 times in a 12-month period. Proposed leases must be submitted to the Association 15 days prior to the start of the lease period with required Membership transfer paperwork (**Application**). The Association will also charge an administrative fee to process the transfer in an amount set by the Board from time to time.

## **ASSOCIATION STAFF AND VENDORS**

All Members, Tenants (hereinafter "Transfer Members"), and Guests are to be respectful of the Association's staff and vendors. No Member, Transfer Member, and/or Guest shall interfere with the management of the Association. Serious complaints regarding Association staff or vendors shall be made in writing to the Community Association Manager.

## **PRIVATE GOLF CART USE – Florida House Bill 949**

Operators shall be 18 years old or older with a valid driver's license or 16 years old with a learner's permit per FL October 2023 Regulations.

## **SPEED LIMIT – 15 mph**

The speed limit within the Estates Community shall be 15 MPH unless otherwise posted for all vehicles. This includes all motorized transportation (ie: including but not limited to golf carts, dirt bikes, ATV's, etc).

## **REFUSE AND TRASH**

Set your trash and recycling carts out no sooner than 6 p.m. the evening prior, but before 6 a.m. on collection day, and remove before 6 a.m. the day after collection per Collier County.

Containers must be stored in the garage on non-collection days or kept in appropriate containers suitably screened from view (totally enclosed) from the street and adjacent Lot/Homes. Garbage/Recycling containers stored on front porch, back lanai, in front of the garage or anywhere outside in view from adjacent lots/homes is prohibited.

## **PARKING**

- On street parking is prohibited at all times per Master HOA Guidelines.
- It shall be prohibited for any vehicle to stop and/or park in such a way that it is on, over, or restricting clear access of any sidewalk per Federal ADA Regulations.
- Vehicles may not park parallel to the road while on the driveway. This may cause damage to curbs, sidewalks, and sprinkler heads. Any damage caused will be the responsibility of the Homeowner to repair. Any fees incurred for repairs can be secured by a lien and collected in the same manner as an assessment.
- \*\*\*Commercial vehicles (which are not a work vehicle), boats, trailers, semi-trailers, recreational vehicles, motorcycles, house trailers, mobile homes, motor homes, buses, tractors or any such vehicles, shall not be parked, stored, or kept unless enclosed in a garage. Additionally, no motor vehicle may be parked, stored, or kept on grassed or landscaped areas or any place outside a paver driveway garage or any other designated parking area. Owners will be billed for damage to irrigation sprinkler heads caused by vehicles parked on the grass.  
\*\*\*Commercial vehicle means any vehicle not owned or operated by the government with three or more axles or weighing more than 26,000 lbs and using special motor fuel on the public highway.

## **SIGNS**

No sign, banner, advertisement or poster (including “open house”, “for sale”, “for rent” or professional services (i.e. plumber, roofer, power

washing, fence installation)) or political campaign signs shall be exhibited, displayed, inscribed, painted or affixed in on or upon any part of the Property without prior approval of the ARC. No signs may be attached to trees or displayed in/on vehicles.

The use of blue or red reflectors may be used to inform landscapers of your request to not have them prune (blue) or not to apply fertilizer (red) to your landscaping. Please put blue reflectors out in March/July/November and the red reflectors out in March/June/September/December.

### **BASKETBALL HOOPS/SPORTS EQUIPMENT**

Only portable sports equipment may be used. Such equipment cannot be used on the street or sidewalks and should be placed near the owner's garage when being used. All equipment must be stored in the homeowner's garage when not in use.

### **PRIVACY POLICY**

Members may not engage in any activity that disrupts the privacy or quiet enjoyment of another Member's home. The following list shall be activities deemed to breach the Privacy Policy. The Board shall have the sole and absolute authority to determine if any other activity is deemed to disrupt the privacy of others.

- Engaging in any activity that is not totally contained to your own property.
- Use of aerial photography or video equipment (such as drones) outside of one's own property without the prior written consent of the Property owner.
- Music or loud noises that are heard at least 50 feet from property are prohibited between the hours of 10 pm and 7 am.

### **HOLIDAY DECORATIONS**

Exterior holiday decorations may be installed up to one month prior to the holiday and must be removed not later than two weeks after the holiday. In no instance shall exterior decorations interfere with the routine landscape maintenance performed by the Association.

## **PETS**

Members or transfer members may house up to three (3) pets, which shall only be domestic birds, cats and/or dogs, unless such pets are of a breed prohibited by Collier County or any other ordinance. Per Master HOA documents as of January 2, 2018, this includes no pit bulls, “wolf hybrids” or other dogs prone to or exhibiting aggressive behavior. No pet shall be left unattended, even if the area has been enclosed (including lanai or garage). Dogs shall remain on a non-retractable leash no longer than six (6) feet long while on common property and on the owner’s property unless they have installed an electronic fence. No animal shall make noise such that it becomes a nuisance to a neighboring resident. THE OWNER OF ANY PET SHALL, AT ALL TIMES, BE RESPONSIBLE FOR CLEANUP AND DISPOSAL OF WASTE BOTH IN COMMON AREAS AS WELL AS THEIR OWN PROPERTY.

To report any issues with regard to Pets and information on Collier County rules and regulations, please contact the Domestic Animal Services at 239-252-7378.

## **WILDLIFE**

Do not disturb, feed, or touch the wildlife. Birdfeeders and any other devices used to feed the wildlife are prohibited especially on the easements around the water ways.

## **REQUIRED MAINTENANCE**

Owners are responsible to maintain their property in accordance with the Association Documents. Such maintenance responsibilities include, but are not limited to: (1) routine cleaning of roofs, driveways, and sidewalks adjacent to owner’s property, **(2) trimming, weeding and mulching of any plantings/shrubs/trees that the Owner added to the property that was not part of the original landscape installation by Developer.**

Per Collier County regulations, watering of grass is limited to 15 minutes per day/3 times a week. The current schedule is either Sunday/Tuesday/Thursday or Monday/Wednesday/Saturday. No watering takes place on Friday. This is subject to change per Collier County. Failure to obey these regulations is subject to warning or fine by the County.

### **FLAGS/FLAG POLES**

ONLY one flag pole may be installed on the property and must have ARC approval. Per Florida Statute 720.304 (2) (a)– no more than 2 flags are permitted at a time. Approved flags include the American Flag and either the Flag of the State of Florida, any branch of the military and any first responder flag or POW MIA.

### **DISCIPLINARY ACTION**

Any non-conformance to these rules will be deemed a Violation. Violations will be handled in accordance with the Association's Uniform Policy for Covenant Enforcement. Violations may result in fines and suspension of access privileges.

*The Rules and Regulations may be amended from time to time by the Estates HOA Board at a duly called meeting.*

EXHIBIT A  
STANDARD FINE SCHEDULE  
BOARD ADOPTED – AUGUST 2024

| <b><u>VIOLATION</u></b>                                                                                                                                                         | <b><u>FINE</u></b>                            | <b><u>REMEDATION PERIOD</u></b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------|
| Architectural Violation (ARC)<br>– major modification w/out<br>ARC approval (roof, fences,<br>lanai or pool)                                                                    | Up to \$100 per occurrence                    | Immediate                       |
| Architectural Violation (minor<br>modification w/out approval –<br>landscaping, colored<br>mulch/stones, paint color on<br>doors)                                               | Up to \$100 per occurrence                    | 5 days                          |
| Failure to Maintain Property<br>(dirty yard, toys/sports<br>equipment left outside, trash<br>including overflowing trash<br>cans outside, sidewalk chalk,<br>defacing sidewalk) | Up to \$100 per day/per<br>occurrence         | Immediate                       |
| Failure to Maintain Property<br>(broken windows, oil or mold<br>on pavers, dent in garage<br>door)                                                                              | Up to \$100 per day/per<br>occurrence         | 30 days                         |
| All Parking Violations – (ADA<br>blocking sidewalks, parking<br>over sidewalks, parallel in<br>driveway, parking on grass)                                                      | \$100 per day/per occurrence<br>per violation | Immediate                       |
| Failure to clean up dog feces                                                                                                                                                   | Up to \$50 per occurrence                     | Immediate                       |
| Illegal Renting                                                                                                                                                                 | \$100 per occurrence/per day                  | Immediate                       |

|                                                                           |                                    |           |
|---------------------------------------------------------------------------|------------------------------------|-----------|
| Trash or Littering Violation                                              | Up to \$100 per day/per occurrence | Immediate |
| Failure to Register New Pet                                               | \$50 per occurrence                | 14 days   |
| Pet Nuisance (excessive barking) pet off leash, pets left lanai           | Up to \$100 per occurrence/per day | Immediate |
| Verbal/Written abuse of Board member, ARC member, Fining member or Vendor | Up to \$100 per day/per occurrence | Immediate |

***The above fines are not all inclusive but represent fines for a broad cross section of common offenses. The Estates Board of Directors reserve the right to add fines for offenses not listed.***