CRESCENT ROYALE CONDOMINIUM ASSOCIATION, INC.
POLICY RESOLUTION
Number: 2017-4

Crescent Royale
CONDOMINIUMS

REALTOR POLICY

WHEREAS the Board of Directors of the Association is charged, pursuant to Section 4.4 of the BYLAWS; "The Directors shall enact. . . . .policies and resolutions pertaining to the operation of the Association; and

WHEREAS the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure regarding Realtors and sales, transfers or leases, and further believes it to be in the best interests of the Association to refer these procedures; and

WHEREAS there is a need for a clear and consistent enforcement policy governing all owners and the board,

NOW THEREFORE, BE IT RESOLVED that the board will enact the following covenant enforcement policy as will be responsible.

Crescent Royale wishes to minimize inconvenience to our owners, as well as accommodate the needs of the real estate agents. A Realtor may access www.cresentroyale.org to obtain the governing documents including the Rules and Regulations, CR Application Form, Background Check, current budget and request for estoppel. The following realtor policies have been adopted by the Crescent Royale Association's Board of Directors, to create a harmonious relationship between the Crescent Royale owners and local realtors.

SIGNAGE:

1. Please inform the Crescent Royale office, in advance, of "Open House".
2. "Open Houses" are allowed on Sundays between 1:00pm and 5:00pm only.
3. Realtors may place one (1) "Open House" sign on Beach Road (after receiving sign permit from Siesta Key) and a second directional sign near the building.
4. Realtors may place an "Open House" informational label in the Crescent Royale Office.

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ESCORT:

5. Realtors must meet client in lobby of Crescent Royale's office building, escort client to "Open House" unit and escort client back to lobby.
6. Listing Agents are to put into writing the dates of "Open Houses", the name of the homeowner and the address, the name of the realtor who will be running the "Open House" and submit this information to the Crescent Royale Office by 4:00 PM on Fridays.
7. 'Lock boxes" are allowed in Crescent Royale Condominiums.

Forms to be used:

Association provides BUYERS	SELLERS provide to buyers
Background Check	Executed Sales Contract
Application for Sale or Lease (RP-120)	Current Budget
Estoppel (RP-130)	Frequently Asked Questions (RP-140)
Waive Fire Sprinkler 11/28/2016	Governing Documents (including all amendments) and Rules & Regulations

After contract is signed, the application form must be submitted to the General Manager at 777 Beach Road, Sarasota, FL 34242 with a $100 application fee and a copy of the contract for approval by the Board of Director's or a designated person.

** This policy precedes any previous policy regarding Realtors.

BE IT FURTHER RESOLVED that a copy of this resolution shall be available to all unit owners via mail and also posted in the owner section of the Association's website, crescentroyale.com

This resolution was adopted by the Board of Directors on this _____ day of _____, 2017, and shall be effective on an even date herewith.

IN WITNESS WHEREOF, the undersigned has hereunto affixed his hand and the seal of the Association this _____ day of _____, 2017.

CRESCENT ROYALE ASSOCIATION, INC., a not-for-profit Florida Corporation

By:_____
Joseph Marinelli, President

DRAFT

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REALTOR POLICY

CERTIFICATE

The undersigned hereby certifies that he is the Secretary of Crescent Royale Association, Inc., a corporation organized and existing under the laws of the State of Florida; that the foregoing is true and correct copy of a resolution adopted at a meeting of the Board of Directors of said corporation held on this _____ day of _____, 2017, at which meeting a quorum was at all times present and acting; that the passage of said resolution was in all respects legal; and that said resolution is in full force and effect.

Dated this _____ day of _____, 2017.

CORPORATE SEAL

CRESCENT ROYALE CONDOMINIUM ASSOCIATION, INC. a not-for-profit Florida Corporation

By:_____
John Spoeri, Secretary

DRAFT

Crescent Royale
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777 Beach Road · Sarasota, Florida 34242
(941) 349-7766 · Fax: (941) 349-8960

Application for Sale/Lease/Transfer ~ RP-120

Please submit this completed application for sale to the attention of the Board of Directors at Crescent Royale Condominium Association, Inc, 777 Beach Road, Sarasota, FL 34242, along with a check in the amount of $100.00 made payable to Crescent Royale Condominium Association, Inc. to cover investigation and processing.

Date: _____

To: Board of Directors of Crescent Royale Condominium Association, Inc.

I intend to purchase/lease Unit No. _____ located at _____

If a lease, it is for the period starting on _____and ending_____

A copy of the sales contract/lease is attached. I represent that the following information is factual and true. I am aware that any falsification or misrepresentation of the facts in this Application will result in rejection of the Application or constitute grounds for the Association to void any approval that may be granted. I consent and acknowledge that you may make further inquiry concerning this Application, particularly of the references given below and credit standing.

I have received, read and agree to be bound by the Declaration of the Condominium, Articles of Incorporation Bylaws , Rules and Regulations of the Association.

I understand that the Association may conduct a criminal background check and pursuant to the Fair Credit Reporting Act, 15 U.S.C. 1691 et seq. obtain a consumer credit report on the individual(s) signing this application. By signing this application, I hereby consent to the Association obtaining a criminal background report (attached application) and considering same in connection with my application. I understand that every effort shall be made by the Association to maintain the confidentiality of the report however, by signing the application. I hereby waive and hold the Association harmless from any claim, action or suit regarding the criminal history information.

FULL NAME OF CURRENT OWNER(S) OF THE UNIT: _____

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(941) 349-7766 · Fax: (941) 349-8960

Application for Sale/Lease/Transfer

FULL NAME OF APPLICANT _____ DATE OF BIRTH _____

OCCUPATION OF APPLICANT _____

POSITION HELD PRESENTLY _____ HOW LONG _____

SOCIAL SEC. NUMBER OF APPLICANT _____

FULL NAME OF CO-APPLICANT/SPOUSE _____ DATE OF BIRTH _____

OCCUPATION OF CO-APPLICANT/SPOUSE _____

POSITION HELD PRESENTLY _____ HOW LONG _____

SOCIAL SEC. NUMBER OF CO-APPLICANT _____

PRESENT RESIDENTIAL ADDRESS _____ HOW LONG _____

CITY _____ STATE _____ ZIP _____ PHONE _____

E-MAIL ADDRESS _____

IF PRESENT RESIDENCE OR ANY PREVIOUS RESIDENCE IS CONDOMINIUM COOPERATIVE OR SUBJECT TO REGULATION OF A HOMEOWNERS ASSOCIATION

NAME AND ADDRESS OF ASSOCIATION _____

CITY _____ STATE _____ ZIP _____ PHONE _____

IF PRESENT ADDRESS IS A RENTAL, PLEASE PROVIDE CURRENT LANDLORD INFORMATION

NAME _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____ PHONE _____

NAMES AND ADDRESSES OF EMPLOYER(S) DURING THE THREE YEARS PRIOR TO THE DATE OF THIS APPLICATION AND THE DATES OF EMPLOYMENT BEGIN WITH THE PRESENT EMPLOYER

1. _____

2. _____

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777 Beach Road · Sarasota, Florida 34242
(941) 349-7766 · Fax: (941) 349-8960

3._____

4._____

5._____

PLEASE STATE THE NAME, AGE, AND RELATIONSHIP OF ALL PERSONS WHO WILL PERMANENTLY OR TEMPORARILY OCCUPY THE UNIT OR VISIT ON A REGULAR BASIS

NAME_____AGE_____RELATIONSHIP_____

NAME_____AGE_____RELATIONSHIP_____

NAME_____AGE_____RELATIONSHIP_____

PLEASE PROVIDE THREE PERSONAL REFERENCES (LOCAL, IF AVAILABLE):

NAME_____E-MAIL/PHONE_____

ADDRESS_____

NAME_____E-MAIL/PHONE_____

ADDRESS_____

NAME_____E-MAIL/PHONE_____

ADDRESS_____

PLEASE PROVIDE THREE BANK, CREDIT OR BUSINESS REFERENCES:

NAME_____E-MAIL/PHONE_____

ADDRESS_____

NAME_____E-MAIL/PHONE_____

ADDRESS_____

NAME_____E-MAIL/PHONE_____

ADDRESS_____

IF PURCHASING, I INTEND TO (check one)

Personally reside full time _____ Personally reside part time_____Use as a rental unit_____

Person to notify in case of Emergency_____Phone Number_____

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777 Beach Road · Sarasota, Florida 34242
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MANUFACTURER, MODEL AND YEAR OF AUTOMOBILE(S)

CAR # 1_____License Number_____

CAR # 2_____License Number_____

NAME OF REAL ESTATE AGENCY HANDLING TRANSACTION_____

CLOSING DATE_____

MAILING ADDRESS OF ACCEPTANCE/REJECTION OF APPLICATION

ADDRESS_____PHONE_____

IF APPLICATION FOR SALE ACCEPTED MAILING ADDRESS FOR DELIVERY OF ASSOCIATION MATERIALS (IF DIFFERENT FROM UNIT ADDRESS)

ADDRESS_____PHONE_____

I understand that upon its receipt of a totally completed Application (including sales contract/lease acceptable to the Association and application fee of one hundred dollars) the Association has fifteen (15) days in regard to a sale and ten (10) days in regard to a lease within which to accept or reject the application.

I understand that any violation of the terms, provisions, conditions and covenants of the Crescent Royale Condominium Association documents provides cause for pursuit of remedies therein provided or termination of ownership or leasehold under appropriate circumstances. If an application for sale I will provide a copy of the recorded deed within thirty (30) days of closing.

Dated this _____day of _____, 20_____

_____
Signature of Applicant

_____
Signature of Co-Applicant

Crescent Royale
CONDOMINIUMS

777 Beach Road · Sarasota, Florida 34242
(941) 349-7766 · Fax: (941) 349-8960

The individual owner(s) of said unit join in this Application to request the Board to review same and to verify that to the best of their knowledge all information and acknowledgments contained herein are accurate.

Dated this _____day of _____, 20_____

_____
Signature of Owner

_____
Signature of Co-owner

The Real Estate Agent(s) handling this transaction join in the Application to request the Board to review same and to verify that to the best of their knowledge all information and acknowledgments contained herein are accurate.

Dated this _____day of _____, 20_____

_____
Listing Broker phone

_____
Listing Broker phone

_____
Selling Agent phone

_____
Selling Agent phone

Application Received_____

Fee Received_____

Board Member_____

Board Member_____

Board Member_____

Approved_____Disapproved_____Date:_____
8/2017

AllStar Backgrounds

Applicant Screening Made Simple

TENANT SCREENING RELEASE FORM
NOTICE TO TENANT REGARDING BACKGROUND INVESTIGATION

Notice is hereby given that "**Crescent Royale Condominiums"** ("Requestor") intends to instruct ALLSTAR BACKGROUNDS, a Consumer Reporting Agency, as defined by the Fair Credit Reporting Act ("FCRA"), to obtain information about you in the course of Requestor's consideration of your application for PURCHASE or TENANCY. Thus you may be the subject of a "consumer report," or possibly an investigative consumer report," defined by the FCRA as a background report that includes information about one's character, general reputation, personal characteristics and mode of living, and that might involve personal interviews with sources such as neighbors, friends or associates. Reports may include your Credit Report and reports may be obtained at any time after receipt of authorization and may be updated periodically if you remain an owner, as permitted by law. The scope of this notice and authorization is all-encompassing, allowing Requestor and its agent to obtain from any outside organization all types of consumer reports and investigative consumer reports now and throughout the course of your ownership, to the extent permitted by law.

APPLICANT'S ACKNOWLEDGMENT AND AUTHORIZATION

By signing below, I acknowledge receipt of a "NOTICE REGARDING BACKGROUND INVESTIGATION" and "A SUMMARY OF YOUR RIGHTS UNDER THE FAIR CREDIT REPORTING ACT" and certify that I have read and understand both documents. Furthermore, I hereby authorize the obtaining of consumer reports and/or investigative consumer reports at any time, as long as I remain an employee, volunteer or tenant of Requestor, to the extent permitted by law. To this end, I hereby authorize, without reservation, any law enforcement agency, administrator, state or federal agency, institution, school or university, information service bureau, employer, drug screening firm, reference, landlord, and/or its record custodian, to furnish any and all background information sought by Requestor or by ALLSTAR BACKGROUNDS, acting on Requestor's behalf. I agree that a photocopy or fax of this Authorization shall be as valid as the original.

I understand that I may contact ALLSTAR BACKGROUNDS to request a copy of any Consumer Report about me, if one is obtained by Requestor. I understand that I have the right, upon written request made within a reasonable time, to inquire about the nature and substance of the information about me contained in ALLSTAR BACKGROUNDS's files. I understand that I have the right to inspect those files during regular business hours, having given reasonable notice and provided proper identification, and that I may be accompanied by one other person. I understand that I should direct such a request to ALLSTAR BACKGROUNDS, and that ALLSTAR BACKGROUNDS is required to make available to me someone who can explain the contents of my file.

By checking this box, _____ I indicate that I would like to receive a copy of any Investigative Consumer Report about me by email, if one is obtained by Requestor.

Your Email Address:_____

Signature:_____ Date: _____

PLEASE PRINT (below)

_____

First Middle Last

(Proper name as it appears on your Driver's License or State/Gov issued ID)

_____

Date of Birth (MM/DD/YYYY) *(For identification purposes only)*

_____ _____

Maiden Name/ AKAs Social Security Number

If you are from Canada please provide Canadian SIN
(Social Insurance Number)

Canadian 9 digit SIN _____

Do you have any felony convictions or have ever committed a criminal act? **YES** **NO**

PLEASE PROVIDE 7 YEAR'S ADDRESS HISTORY

_____

Current Address City/State Zip Years/Months

_____

Name of Current Landlord Phone/ Fax

_____

Previous Address City/ State Zip Years/Months

_____

Previous Address City/ State Zip Years/Months

PLEASE PROVIDE CURRENT EMPLOYER INFORMATION

_____

Current Employer Address City/ State Zip

Start Date_____

APPLICANT: Please return this completed, signed ***"RELEASE"*** page to:

Crescent Royale Condominiums

(FOR OFFICE USE ONLY)

Requestor: Please sign on to your AllStar Backgrounds account to place your order
If you need assistance please contact us at 800-570-0546 or by email
info@allstarbackgrounds.com

Crescent Royale
CONDOMINIUMS

2017 FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET

Q: **What are my voting rights in the condominium association?**
A: *Voting rights are outlined in the Declaration, Section 1.25. One vote per unit.*

Q: **What restrictions exist in the condominium documents on my right to use my unit?**
A: *Obligations of Members are listed in the Declaration of Condominium, under Section 8-9.*

Q: **What restrictions exist in the condominium documents on the leasing of my unit?**
A: *Leasing restrictions are outlined in the Declaration of Condominium in Section 16 Lease and was amended on December 14, 2015. All leases shall be for a minimum period of no less than seven (7) days. Unit owners are not permitted to lease less than an entire unit or lease an entire unit for a period of less than seven (7) consecutive days.*

Q: **How much are my assessments to the condominium association for my unit type and when are they due?**
A: *For 2017, the quarterly annual assessments, $1,800.00 are due on the first day of January, April, July and October. Ownership is equal 1/101. As per the Declaration of Condominium, Section 10 Assessments and Bylaw 8.9: Liability; Lien & Priority; Interest; Collections a late fee not to exceed $25 or5% of each installment of the assessment will be added if later than the 15th of each quarter.*

Q: **Do I have to be a member in any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?**
A: *No.*

Q: **Am I required to pay rent or land use for fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**
A: *No.*

Q: **Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of $100,000? If so, identify each such case.**
A: *No.*

***NOTE:* THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2016146445 2 PG(S)
November 28, 2016 04:44:41 PM
KAREN E. RUSHING
CLERK OF THE CIRCUIT COURT
SARASOTA COUNTY, FL

Prepared by and Return to:
Michael W. Cochran, Esq.
Law Offices of Wells | Olah, P.A.
1800 Second Street, Suite 808
Sarasota, Florida 34236
(941) 366-9191 (Telephone)

CERTIFICATE OF OWNER
CONSENT TO WAIVE FIRE
SPRINKLER RETROFIT REQUIREMENTS

CRESCENT ROYALE CONDOMINIUM ASSOCIATION, INC.

We hereby certify that pursuant to the authority of Section 718.112(2)(l), Florida Statutes (as amended by Chapter 2010-174, Laws of Florida), not less than a majority of all voting interests in Crescent Royale, a Condominium (which Declaration was originally recorded at Official Records Book 873, Page 392 et seq. of the Public Records of Sarasota County, Florida) affirmatively voted by written consent to **waive** the requirement that the condominium property be retrofitted with a fire sprinkler system. The condominium property has previously been certified for occupancy by the applicable governmental entity.

DATED this 18th day of October, 2016.

Signed, sealed and
delivered in the presence of :

Sign: Gloria M. Parker
Print: Gloria M. Parker
Sign: Phyllis Dreher
Print: Phyllis Dreher

CRESCENT ROYALE CONDOMINIUM
ASSOCIATION, INC.

By: Patricia Chandler-Smith
Patricia Chandler-Smith, President

ATTEST:

Sign: John Spoeri
Print: John Spoeri
Sign: _____
Print: _____

By: John Spoeri
John Spoeri, Secretary

[Corporate Seal]

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 18 day of October, 2016, by Patricia Chandler-Smith as President of Crescent Royale Condominium Association, Inc., a Florida corporation not for profit, on behalf of the corporation. She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign: Gloria M. Parker

Print: _____

State of Florida at Large

My Commission expires:

GLORIA M. PARKER
MY COMMISSION # FF046376
EXPIRES: August 18, 2017

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me this 4th day of October, 2016, by John Spoeri as Secretary of Crescent Royale Condominium Association, Inc., a Florida corporation not for profit, on behalf of the corporation. He is personally known to me or has produced his IL driver's license as identification.

NOTARY PUBLIC

OFFICIAL SEAL
SUSAN SPOERI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/03/18

Sign: Susan Spoeri

Print: Susan Spoeri

State of ~~Florida at Large~~ (Seal) IL

My Commission expires: 11-3-18