



Welcome to Park Shore Tower! We are a luxurious 20 story – 75 Unit Condominium Building located directly on the Gulf of Mexico in beautiful Naples, FL. We hope you will find all the information you need in this **Prospective Buyers Packet** to help in your decision making process to make Park Shore Tower your next home.

- Application
- Background Check Consent to Obtain Consumer Report
- Frequently Asked Questions
- Current Year Budget
- Most Recent Financial Statements
- \$100.00 Non-Refundable Processing Fee To Park Shore Tower

(You may contact the office for a current copy of the Balance Sheet)



**APPLICATION FOR APPROVAL TO
PURCHASE OR LEASE CONDOMINIUM UNIT**

TO: The Board of Directors of Park Shore Tower
(Please initial the appropriate box.)

- [] I (We) hereby apply for approval to purchase unit ___ in Park Shore Tower, a Condominium, and for membership in the Condominium Association. **A signed copy of the proposed purchase contract is attached.**
- [] I (We) hereby apply for approval to lease unit ___ in Park Shore Tower, a Condominium, for the period beginning _____, 20 ____, and ending _____, 20 ____. **A signed copy of the proposed lease is attached.**

In order to facilitate consideration of this application, I (we) represent that the following information is factual and true, and agree that any falsification or misrepresentation of the facts in this application will justify its automatic disapproval. I (We) consent to your further inquiry concerning this application, particularly of the references given below.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. Full Name of Application _____
2. Full Name of Spouse _____
3. Home Address _____

Telephone: () _____ Home
() _____ Business
() _____ Cell Phone

E-Mail Address: _____

4. Citizen of U.S.? Self _____ Spouse _____
5. Nature of Business or Profession. If retired, former business or profession.

6. Employer _____
7. Position held _____
8. Business address _____

9. The Condominium Documents of Park Shore Tower, a Condominium, provide an obligation of unit owners that all apartment units are for single-family residence only. Please state the name, relationship and age of all other persons who will be occupying the apartment unit regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

10. Three personal references (do not include relatives or anyone associated with this transaction (bank, realtor, etc.).

Name _____ Address _____
 City/State _____ Zip _____ Phone _____

Name _____ Address _____
 City/State _____ Zip _____ Phone _____

Name _____ Address _____
 City/State _____ Zip _____ Phone _____

11. Bank reference: _____
 Address: _____

12. Person to be notified in case of an emergency: _____
 Address _____
 City/State _____ Zip _____ Phone: _____

13. Make of Car(s): _____ Model/Yr. _____ License: _____
 _____ Model/Yr: _____ License: _____

14. Mailing address for notices connected with this application:
 Name _____ Address _____
 City/State _____ Zip _____ Phone _____

15. If this transaction is a sale: I am purchasing this unit with the intention to: (1) reside here on a full-time basis; (2) reside here part-time (3) lease the unit. (Please circle any numbers that apply). I (We) will provide the Association with a copy of our recorded deed within ten days after closing.

16. I am aware of, and agree to abide by the Declaration of Condominium of Park Shore Tower, a Condominium, the Articles of Incorporation, Bylaws and any and all properly promulgated rules and regulations in effect within the terms of my (our) occupancy (ownership). I acknowledge receipt of a copy of the Rules & Regulations.
17. I understand and agree that the Association, in the event a unit is leased, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, of provisions of the Declaration of Condominium of Park Shore Tower, a Condominium, the Association's Bylaws, the Florida Condominium Act and the Rules and Regulations of the Association.

The prospective purchaser or lessee will be advised by the Association office within a 30 day period from the date of receipt of references whether this application has been approved.

NOTE: The application fee is \$100.00 (nonrefundable). Please attach a check made out to Park Shore Tower.

DATED _____
 _____ Applicant
 _____ Applicant

(For Association use only)

DATE APPLICATION RECEIVED _____

APPLICATION APPROVED _____ DISAPPROVED _____

DATE _____

BY _____
 Board Officer/Manager

BROWN'S BACKGROUND CHECKS
CONSENT TO OBTAIN CONSUMER REPORT ON SUBSCRIBER
Park Shore Tower Owners Association Inc.

I understand that you may obtain consumer reports that relate to my credit and/or criminal history. This information will, in whole or in part, be obtained from AISS, a Sterling Infosystems Company, 6111 Oak Tree Blvd, 4th floor, Independence, OH 44131, telephone 800.853.3228. I understand that you may be requesting information from various federal, state and other agencies or institutions, which maintain public and non-public records concerning my past activities relating to my credit and/or criminal history. This information will be reviewed by the Association and may be reviewed by a unit owner if it's a rental.

I authorize, without reservation, any party, institution, or agency contacted by AISS to furnish the above mentioned information:

_____/_____/_____
Applicant Name Date of Birth* Social Security Number
*Date of Birth is requested in order to obtain accurate retrieval of records.

_____/_____/_____
Co-Applicants Name Date of Birth Social Security Number

Alias/Previous Name(s)

Current Physical Address City & State Zip code

California, Minnesota & Oklahoma Applicants Only: Please check here to have a copy of your consumer report sent directly to you.

Notice to CALIFORNIA Applicants
Under Section 1786.22 of the California Civil Code, you have the right to request from AISS, upon proper identification, the nature and substance of all information in its files on you, including the sources of information, and the recipients of any reports on you, which AISS has previously furnished within the two-year period preceding your request. You may view the file maintained on you by AISS during normal business hours. You may also obtain a copy of this file upon submitting proper identification and paying the costs of duplication services. Upon making a written request, you may receive a summary of your report via telephone.

SIGNATURE _____ DATE _____

Co-Applicant
SIGNATURE _____ DATE _____

AS ADOPTED: January 24, 2019

Park Shore Tower Association Rules on the Use of Common Areas

The Board has the responsibility to ensure that the operations of the community are run in accordance with the articles of incorporation, the condominium declarations, the bylaws, and the association rules and regulations. The Board seeks to balance owners' rights to enjoy the use of their properties with the responsibility to consider the safety of owners, guests, staff, and contractors, the maintenance needs of the building, and the common enjoyment of all owners.

By way of background, the building documents require the Board to approve any items placed or left by owners in all common areas of the building, including the grounds. Even with this responsibility, the Board in no way desires to police individual preferences and tastes and so has arrived at a set of clarifying rules, below, that aim to be neutral:

All Common Areas Inside the Building

1. Nothing may be placed outside of units that would interfere with the protection against personal injury or property damage or the performance of routine or necessary maintenance. Nothing may be placed in the proximity of fire doors or emergency exits.
2. Nothing flammable such as rugs or furniture may be placed outside of units. A standard-sized, nonflammable welcome mat is permitted.
3. Non-flammable items such as artwork or furniture may only be placed immediately outside of units with prior Board approval and at owners' own risk. By way of guidance, with case-by-case exceptions, the Board will not approve items that cannot be moved easily by one person for both safety and maintenance reasons.
4. In order to ensure preservation of the EIFS structure, nothing may be hung from the walls outside units. Small items of religious significance (e.g., mezuzahs) may be attached to door frames or doors. Holiday decorations may be hung on doors or door frames but must be removed within a reasonable time after the end of the holiday season.
5. No more than two plants may be placed immediately outside units. If owners place a plant outside a unit, it must be able to be easily moved by one person.
6. No recreational equipment may be kept in the common areas. By way of example, these include kayaks, paddle boards, scuba gear, croquet/badminton sets, ping pong tables, or trampolines.
7. If owners with items outside of their units leave the premises for more than one week, they must move their items inside their units.
8. The Board, through the Manager, reserves the right to revoke approval at any time due to changing needs of the building.

All Common Areas Outside the Building, Including Plaza Level Outdoor Patios, Balconies and Grounds

1. Nothing may be placed on the outdoor patios and balconies that would unreasonably interfere with the rights of other unit owners or that would interfere with the protection against personal injury or property damage or the performance of routine or necessary maintenance.

2. In order to preserve the EIFS structure, nothing may be hung from the walls outside units, except that small items of religious significance (e.g., mezuzahs) may be attached to door frames or doors. Nothing may be hung from any balcony railings.
3. The outdoor patios and balconies that are visible from the grounds and, therefore, affect the appearance of the building, should be maintained in a reasonably neat manner and furniture kept reasonably tidy. Other personal items (such as dinnerware, toys, towels, clothing, etc.) should be removed after a reasonable time after use and, in any event, must not be left on patios or balconies overnight.
4. No recreational equipment may be kept or used on the balconies or outdoor patios so as to preserve both the appearance of the building and the quiet enjoyment of the community. By way of example, such equipment could include kayaks, paddle boards, scuba gear, croquet/badminton sets, ping pong tables, or trampolines.
5. If Plaza Level owners leave the premises for more than five days, they must move all items placed on the outdoor patios inside their units or behind the hurricane shutters.
6. No sports or games are allowed on the grounds, which are intended to be used for the quiet enjoyment of the entire community.
7. The Board, through the Manager, reserves the right to revoke approval at any time due to changing needs of the building.

Process for Seeking Approval

These rules will be enforced after the January Board meeting. Any owners seeking approval for items left in the common areas may send photos of such items to the Manager for review. However, plants or small religious items that meet the criteria above do not need retroactive approval and may continue to be placed outside units.



**RELEASE and WAIVER of LIABILITY
FOR USE OF THE FITNESS CENTER (Exhibit Two)**

Park Shore Tower, a Condominium, through Park Shore Tower Owners Association ("the Association"), makes available to the Condominium Unit Owners (singularly "the Owner", and collectively "the Owners") a Fitness Center ("the Exercise Facility") as an amenity to Condominium Unit Ownership. The Association does not provide any staffing or supervision of the Exercise Facility. The use of the Exercise Facility is available to an Owner and to Family Members and Guests of the Owner with the express or implied consent of the Owner, subject to the terms of this Release.

In consideration of the use of the Exercise Facility being made available by the Association to the Owner and the Family Members and Guests of the Owner, and as a condition precedent to the use of the Exercise Facility by an Owner and the Family Members and Guests of the Owner, the undersigned Owner, or Owners if there is multiple ownership of the Unit, does hereby release and indemnify the Association and all other Owners from and against all loss and liability, including attorney fees, that arise out of or are incidental to the use of the Exercise Facility by the undersigned Owner(s) and the Family Members and Guests of the undersigned Owner(s). The undersigned understands and agrees that the use of the Exercise Facility by the Owner and Family Members and Guests of the Owner is totally voluntary on their part, and the undersigned Owner(s), in behalf of the undersigned and their Family Members and Guests, does hereby waive all liability and claims that might otherwise be asserted against the Association and the other Owners that arise out of or are incidental to the use of the Exercise Facility by the Owners and the Family Members and Guests of the Owner.

This Release shall continue in effect during the Owner's entire term of ownership of the Owner's Unit in Park Shore Tower.

UNIT NUMBER: _____

DATE: _____

OWNERS NAME (PRINT)

OWNERS NAME (PRINT)

OWNERS SIGNATURE

OWNERS SIGNATURE