



THE DEFINITION OF A LEASED UNIT

A unit is considered leased if the unit space and/or all the deeded passes with the unit have been transferred to a party other than the deeded owner(s). A unit must be leased for the entire season.

An arrangement involving anything less than the transfer of the use of the unit and ALL deeded passes associated with the unit will be viewed as the “selling of entitled passes”. The unit owner who retains a pass has not leased their unit. Conversely, a unit will be considered leased if at least one deeded owner has not activated a pass for the current season.

A Bonnet Shores Beach Club Unit Lease Agreement must be completed by the unit owner and the lessee. The BSBC lease agreement along with the appropriate rental fee will be submitted to the BSBC office. The club records will indicate that the unit has been rented for the season and that the unit owner(s) of that unit will not be coming to the club through that unit.

Lessees must obtain membership passes for all members of their household. A person residing at the same address as the lessee may not visit the club as a guest. Lessees are encouraged to rent a unit that will provide enough entitled passes to accommodate all the family members. If additional passes are required, they will cost the premium price of \$600 regardless of age.

Persons residing at the same address as the unit owner are the only individuals eligible for the discounted rates when additional passes are needed.

Lessees are NOT the unit owner.

Unit owners who have leased their unit may obtain seasonal memberships through another unit but will not receive an ownership (Red) pass.

Unit owners who have leased their unit for the season may not decide to visit the club as guests. A unit owner is not a guest, a unit owner is a unit owner! Unit owners should not rent their unit if they intend to come to the club.

For administrative purposes, a unit will be considered leased if at least one deeded owner has not activated a pass for the current season.

Unit Owners who have leased their unit and all memberships for the season and have not retained a pass for themselves will not be permitted to purchase guest passes for their lessees.

Only Unit Owners with an activated (red) pass will be allowed to purchase guest passes.

Lessees may not purchase guest passes. Lessees may not request work orders of any kind to be done to the Unit.

Lessees must have access to the Unit and must have a key to the Unit at all times while at the Beach Club. Beach Club staff is not allowed to open any unit without seeing an ownership (Red) pass.



UNIT LEASE AGREEMENT - Must be filled out completely:

UNIT NUMBER: _____ SEASON: _____

Name of Unit Owner: _____

Address: _____

City _____ State _____ Zip-code _____

Telephone : (____) _____ Email _____

Name of Lessee: _____

Address: _____

City _____ State _____ Zip-code _____

Telephone : (____) _____ Email _____

Additional Lessee:

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

Person to receive Bonnet Bucks: _____

Fee Due to BSBC (see below) \$ _____

Bathhouse & Mini-Double Bathhouse - \$70.00; Double Bathhouse - \$110.00; Cabana & Live-in - \$150.00

The above named Unit Owner hereby leases to the above named Lessee:

Unit # _____ for the _____ season.



This lease is subject to the following TERMS AND CONDITIONS:

Pursuant to the Declaration of Condominium Bylaws and Rules and Regulations of the Bonnet Shores Beach Club Condominium Association, Inc. the following terms and conditions shall apply to all leasing or rental arrangements for units of the Association:

1. All lease agreements for units shall be in writing on this form and filed with the Association prior to the commencement of the season.
2. This lease agreement and use of the unit and the common areas facilities of the Association shall be subject to the terms of the Declaration of Condominium and Bylaws, any amendments thereto, and any rules and regulations as promulgated from time to time.
3. No Unit may be rented or leased for a period of less than one season. The term of this leasing contract shall be for the entire season.
4. This leasing agreement shall not be effective until and unless the rental fee has been received by the Association.
5. The unit owner shall be responsible for the conduct of the lessee and any additional lessees while they are at the beach club.
6. The lessee and all additional lessees must have access to the unit and must have a key to the unit at all times while at the beach club.
7. Lessees may not request any member of the staff to repair, alter, or perform any work to the unit which they are leasing.
8. No lessee or additional lessee shall be permitted to participate in any meeting of unit owners or the Board of Directors of the Association.
9. No person residing at the same address as the lessee or any additional lessee may attend the club as a guest.
10. The Board of Directors of the Association may reject or revoke the Leasing Agreement for any breach of any of the foregoing Terms and Conditions or for any violation of any provisions of the Declaration of Condominium and Bylaws, any Amendments thereto, and any rules and regulations as promulgated from time to time.
11. By renting the unit pursuant to this Agreement, the Unit Owner relinquishes all rights to the unit for the entire season. An owners Guest Pass Purchasing Rights are **not** transferable to anyone.
12. Lessees are encouraged to rent a unit that will provide enough Entitled Membership Passes to accommodate all family members and/or friends. If additional passes are required, such passes will cost \$600.00 each regardless of age.

I understand, and agree to, all terms and conditions set forth in this document.

Unit Owner

Date

Lessee

Date