

VENETIAN PARK ESTATES, INC. - NEW RESIDENT APPLICATION

PAGE 1
Sign & Return

Application Type: ☐ Buyer ☐ Renter ☐ Add Member ☐ Transfer

Interview: Date _____ Time _____ ☐ In Person ☐ Phone

1. APPLICANTS: (# of Residents: ____ ; typically 2, exemption required for 3)

Primary: First _____ Last _____ MI _____

Phone (____) _____ DOB ____ / ____ / ____

Email (Required): _____

Secondary: First _____ Last _____ MI _____ Relationship _____

Phone (____) _____ DOB ____ / ____ / ____

Third, if applicable: First _____ Last _____ MI _____ Relationship _____

Phone (____) _____ DOB ____ / ____ / ____

Signatures (certify all info is accurate):

Primary _____ Secondary _____ Third, if applicable _____

2. CURRENT ADDRESS: (# of years: ____)

Street _____ City/State _____ ZIP _____

3. VPE RESIDENCE:

Unit # ____ Address _____ Current Owner _____

4. DATES: Rental: From ____ / ____ / ____ to ____ / ____ / ____ OR Closing Date: ____ / ____ / ____

5. AGREEMENTS (initials required)

Interview required prior to residency, renter and/or guests over 30 days: P ____ S ____

Background check required: P ____ S ____

Agree to follow VPE rules & regulations: P ____ S ____

Agree to register upon arrival: P ____ S ____

Return To:

Venetian Park Estates, Inc.

8885 S. Tamiami Trail, Sarasota, FL 34238

Tel: 941-966-4622 Email: vpe8885@gmail.com

Interview for NEW Residents: For first-time residents, renters and guests over 30 days, once this application is submitted, a park representative will contact you to schedule an interview/orientation.

Background Checks: Required for all new residents, renters and guests over 30 days at VPE.

Rules & Regulations: All members, guests, renters, and residents must review the official Rules & Regulations book, available in each park home upon arrival. These are also available on our website: vpeonline.com

Registration: Office hours are Monday–Friday, 9 AM – 1PM. After-hours arrivals must register the next business day.

Questions? Call the Office at 941-966-4622. *Updated: May 2026*

Welcome! Venetian Park Estates (VPE) is a Membership Housing Cooperative of 197 mobile homes located on Tamiami Trail (US Hwy. 41). VPE is a non-profit corporation where MEMBERSHIP is required, providing a 1/197 ownership share (currently valued at approximately \$45,000). The community meets HUD standards for an adult community; at least one occupant per household must be 55 years of age or older.

AMENITIES & ACTIVITIES

Clubhouse, heated pool, hot tub, and covered shuffleboard courts. Active social calendar includes dinners with entertainment, Bingo, coffee hours, card/game groups, dances, picnics, golf leagues, bowling, Bible study, music events and much more. Security cameras are installed in select common areas.

FEES & SERVICES

Owner's Maintenance Fee: \$190/month (includes water, sewer, lawn maintenance, IPTV and fiberoptics internet). Sarasota County provides weekly trash, yard waste, and recycling (through property taxes). Bulk trash pick-up is also available. Lawn and pool care are professionally maintained. Payments are due on the 1st and the preferred payment is automatic through Bill Pay, by check to our lockbox at our bank, or by check to our Office (6- or 12-month options).

PET POLICY

Allowed: one (1) dog under 30 lbs. or up to three (3) cats. Guests must follow the same rules on dog weight limits.

GOVERNANCE

Operates under Florida Statutes with a nine-member elected Board of Directors. Officers are selected by the Board. Office Manager (Notary Public) on site; committees assist as needed.

LOCATION

Located in Sarasota County, known for arts and culture including Ringling Museum, Ringling College of Art & Design, Van Wezel Performing Arts Hall, and more. Beaches within ~5 miles: Siesta, Turtle, and Crescent. Additional beaches (Bradenton, Nokomis, Venice, Englewood) within 20–30 minutes; Tampa/St. Petersburg ~1 hour. Airports: Sarasota-Bradenton (~15 miles), Tampa (~90 miles), Fort Myers (~90 miles).

MEMBERSHIP & LEASE REQUIREMENTS

All residents must be Members and hold a Proprietary Lease. If using your own attorney, the buyer must ensure the following are submitted to VPE's attorney:

Harlan Domber 3900 Clark Rd #L1, Sarasota, FL 34233, 941.923.9930 prior to closing:

1. Approval of Sale (submitted to VPE Office)
2. Assignment of Proprietary Lease (land transfer)
3. Mobile Home Title Transfer (DMV; cleared with Tax Assessor)
4. Original Membership Certificate from Seller

RESOURCES

Website: **www.vpeonline.com** / Newsletter: "The Gondolier"

Facebook: "VPE Neighbors Helping Neighbors" (membership required)

See Rules Summary and Buying Requirements for additional details.

CONTACT

Office Hours: Monday–Friday, 9:00 AM–1:00 PM / Phone: 941.966.4622. ***Updated May 2026***

VENETIAN PARK ESTATES, INC. - PROOF OF AGE CERTIFICATION

3

Sign & Return with
appropriate copy of
proof of age document

Owner / Renter Name (Print): _____

Spouse / Co-Owner Name (Print): _____

VPE Address:

Street #: _____ Sarasota, FL 34238

DATE OF BIRTH

Owner / Renter: _____ / _____ / _____

Spouse / Co-Owner: _____ / _____ / _____

(MM / DD / YYYY)

PROOF OF AGE (Check one for EACH person and attach a copy)

Owner Spouse / Co-Owner

Driver's License or State ID Card ☐ ☐ (Preferred)

Birth Certificate (Certified Copy) ☐ ☐

Certification of Naturalization ☐ ☐

Consular Report of Birth Abroad ☐ ☐

U.S. Passport ☐ ☐

CERTIFICATION

I/We certify that the above information is true and correct and that a copy of the selected proof of age document(s) is attached.

SIGNATURES

Owner / Renter Signature: _____

Spouse / Co-Owner Signature: _____

Date: _____ / _____ / _____

(MM / DD / YYYY)

Rules & Regulations – Summary for New Residents

IMPORTANT: A complete up-to-date copy of the Cooperative Governing Documents (*Articles of Incorporation, Proprietary Lease, By-Laws and Rules & Regulations*) **must remain in your coach at all times**. The seller should bring the documents to the office to ensure they have the most current version. The Office will retain the binder to give to the new owner. As a resident, you may enjoy all Park amenities and activities. This is a family-oriented community, and all residents are responsible for knowing and following the Rules & Regulations.

1. Registration

Register at the Clubhouse upon arrival (Mon–Fri, 9:00 AM–1:00 PM, or next available time) with a driver's license. Overnight guests must also be registered (RR 5.5, 12.5).

2. Occupancy

Maximum of two (2) permanent residents per unit without Board approval. Approved 3rd occupant: \$50/mo. (RR 5.2).

3. Age Requirements

At least one occupant must be 55+. All permanent residents must be 35+ (RR 5.2).

4. Governing Documents

Bylaws, Rules & Regulations, Proprietary Lease, and Articles. Seller to submit binder to the office to ensure it is current before closing. Replacement cost: \$50 payable by seller. Buyer will pickup binder from Office and sign for receipt of said binder.

5. Interviews

All new residents, renters and guest staying over 30 days, must be interviewed, pass a background check and approved by the Board before occupancy. Contact the office to schedule (RR 5.6, 10.7).

6. Responsibility

Members are responsible for ensuring guests/renters comply with all rules. Rules must remain in the coach (RR 5.7).

7. Property Changes

Board approval is required before any exterior or property changes (construction, landscaping, painting, etc.) (RR 2.5).

8. Guests

Owners must be present for guests (RR 5.3) unless consented to in writing. Guests under 16 must be supervised by the owner or renter in common areas. Overnight guests limited to 30 days/year and must be registered (RR 4.10, 5.5, 12.5).

9. Vehicles

Maximum of two (2) vehicles per residence; park in carport only. Guests are permitted to park in front of a Member's Unit only from 6am-12am; no overnight parking on the street. Park sticker required (RR Sec. 7).

10. Vehicle Maintenance

No major repairs allowed. All vehicles must be properly registered and insured (RR 7.16).

11. Recreational Vehicles

RVs are prohibited unless approved in writing by the Board (RR 7.7).

12. Commercial Activity

No selling, soliciting, or business activity without Board approval (RR 5.1, 11.1).

13. Pets

One dog (max 30 lbs and must be leashed at all time) or up to three cats allowed. Pets must be registered; waste must be cleaned up (RR 5.5 & Section 6).

14. Noise

No loud or disruptive noise. (RR 11.2).

15. Extended Absence

Notify the office if away more than 30 days and provide contact info and property caretaker (RR 12.5).

16. Plumbing / Bathroom Use

Flush only human waste and light toilet paper. All other items are prohibited.

Resident Signatures:

X _____ X _____ Date: ____ / ____ / ____

By signing, I agree to review and comply with all Governing Documents of Venetian Park Estates, Inc.

Note: This is a summary only. The full Governing Documents provided in your coach must be followed at all times.

(Updated: May 2026)

RESIDENTIAL SCREENING REQUEST

5A
Sign & Return
1 page per person

First Name: _____

Middle Name: _____

Last Name: _____

Address: _____

City: _____

State: _____

Zip Code: _____

SSN: _____

DOB (MM/DD/YYYY): _____

Home Phone Tel#: _____

Mobile Phone Cel#: _____

Have you ever been arrested before? _____

----- OFFICIAL USE ONLY - DO NOT WRITE BELOW THIS LINE -----

VENETIAN PARK

Reference _____

DISCLOSURE AND AUTHORIZATION AGREEMENT
REGARDING CONSUMER REPORTS

DISCLOSURE

VENETIAN PARK may request one or more consumer reports or investigative consumer reports about you for employment or residential purposes. These reports may include information on your credit worthiness, credit standing, credit capacity, character, general reputation, personal characteristics, or mode of living which may be used as a factor in making an employment or residential related decision about you. Such information may include credit reports, criminal history, civil records, etc. or personal interviews with your current or prior employers, neighbors, friends, or associates, or with others who may have knowledge concerning any such items of information.

AUTHORIZATION

By signing below, I agree that I have read and understand the foregoing Disclosure and hereby authorize AmeriCheckUSA to obtain consumer reports or investigative consumer reports about me for employment or residential purposes. I further authorize VENETIAN PARK and AmeriCheckUSA to share the information with any person involved in the employment or residential decision about me. This agreement will not be valid after 90 days of date signed, and you also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

READ, ACKNOWLEDGED AND AUTHORIZED

Print Name (One Person Per Form)

Signature (One Person Per Form)

Date

➔ For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please check the box.

Venetian Park Estates, Inc.
8885 S. Tamiami Trail
Sarasota, FL 34238
(941) 966-4622
vpe8885@gmail.com

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Sign & Return

Consent for Electronic Communication

I hereby consent to receive official correspondence from the Board of Directors of **Venetian Park Estates, Inc.** via the methods selected below:

Email: ☐ YES ☐ NO

Text (SMS): ☐ YES ☐ NO

Owner Name: _____

Lot No.: _____

Primary Email Address:

Alternate Email Address:

Cell Phone Number:

Signature: _____

Date: _____

Venetian Park Estates, Inc.
Member Participation & Volunteer Opportunities

Welcome to Our Cooperative Community - Ways to Get Involved

7 A
Complete
& Return

Congratulations on becoming a member of **Venetian Park Estates, Inc. (VPE)**. As a member, you are also a part owner of our cooperative community. The Park is owned and operated by its residents—seasonal and year-round. Together we maintain our shared property. Participation is voluntary, but involvement strengthens the community.

Board of Directors - Nine elected volunteer members serving 3-year terms. Oversees governance, finances, and overall management.

Volunteer Committees

Activities Committee – Plans events such as arts and crafts, games, trips, dinners, holiday events, and fundraisers.

Architectural Committee – Reviews and oversees new construction, modifications, and home installations.

Beautification Committee – Maintains and improves the appearance of common areas.

Building & Grounds Committee – Oversees Park infrastructure including buildings, roads, utilities, and landscaping.

Finance Committee – Supports budgeting and financial oversight.

Health & Safety Committee – Provides guidance on safety, health, and emergency preparedness.

New Resident Committee – Conducts interviews, orientations, and background screening.

Welcome Committee – Greets and assists new residents.

Website / IT Committee – Supports the Park’s website, communications, and basic technology needs.

Resident Interest Form (*Voluntary – Not a Commitment*)

Resident #1

Name: _____ **Lot/Address:** _____

Email: _____ **Cell:** _____

Skills / Interests:

Areas of Interest:

Board of Directors ☐ Interested in learning more

Committees:

☐ Activities ☐ Architectural ☐ Beautification ☐ Building & Grounds
☐ Finance ☐ Health & Safety ☐ New Resident ☐ Welcome ☐ Website / IT

Services (Optional):

☐ House Watching ☐ House Cleaning ☐ Transportation ☐ Handyman
☐ Bicycle Repair ☐ Landscaping/Yard Work ☐ Painting ☐ Other _____

Resident #2

Name: _____ **Lot/Address:** _____

Email: _____ **Cell:** _____

Skills / Interests:

Areas of Interest:

Board of Directors ☐ Interested in learning more

Committees:

☐ Activities ☐ Architectural ☐ Beautification ☐ Building & Grounds
☐ Finance ☐ Health & Safety ☐ New Resident ☐ Welcome ☐ Website / IT

Services (Optional):

☐ House Watching ☐ House Cleaning ☐ Transportation ☐ Handyman
☐ Bicycle Repair ☐ Landscaping/Yard Work ☐ Painting ☐ Other _____

Venetian Park Estates, Inc.
CERTIFICATE OF APPOINTMENT OF VOTING
REPRESENTATIVE

ONE HOUSE = ONE VOTE

In cases where there is more than one owner of a unit, the owners shall designate one representative to sign documents and vote on their behalf.

CERTIFICATION

This is to certify that the undersigned, constituting all of the record holders of the Membership Certificate for:

Unit No.: _____ of **Venetian Park Estates, Inc., A Cooperative** have designated:

(Print name of one Member)

as the representative to cast all votes and to express all approvals that such certificate holders are entitled to cast or express at all meetings of the membership of the Association, and for all other purposes provided by the Articles of Incorporation and Bylaws of the Association.

This Certificate is made pursuant to the Bylaws and shall revoke all prior writings and remain valid until revoked by a subsequent written instrument.

DATED this _____ **day of** _____, **20**

Cooperative Member / Unit Owner

Cooperative Member / Unit Owner

VENETIAN PARK ESTATES, INC.
8885 S. Tamiami Trail • Sarasota, FL 34238

Monthly assessments are due on the 1st day of each month.

Venetian Park Estates uses Liberty Savings Bank.

To enroll in **Automatic Payments**, please complete this form & attach a **voided check**.

Residents who choose not to enroll in Auto Pay may continue paying by check; however, a **\$5.00 manual payment processing fee** will be charged for each check payment received.

Consumer Authorization for Direct Payment via Recurring ACH

☐ **New** ☐ **Change** ☐ **Cancel**

I hereby authorize the named below company to electronically debit my account (and, if necessary, to electronically credit my account to correct erroneous debits). I agree that recurring ACH transactions I authorize comply with all applicable laws.

Originator (Company) Information

Company Name: Venetian Park Estates

Receiver (Account Holder) Information

Name:			
Address:			
City/State/ZIP:			
Phone:		Email:	

Financial Institution Information

Bank Name:	
Routing Number (ABA):	
Account Number:	

Amount: Variable

Account Type: ☐ Checking ☐ Savings

Revocation of Authorization: I understand that this recurring ACH authorization will remain in full force and effect until I notify the named company in writing that I wish to revoke this authorization. I understand that named company requires 45 days prior notice to cancel this authorization.

Authorization Signature:

Signature:		Date:	
Printed Name:			
VPE Lot #:			



Venetian Park Estates, Inc.

Resident Owned

8885 SOUTH TAMiami TRAIL
SARASOTA, FLORIDA 34238
(941) 966-4622

VENETIAN PARK ESTATES
Subletting/Renting Process for Member/Owners
(See Section 10 of the Rules & Regulations)

Renting Contact

Members must initiate the rental process by contacting the VPE Office at 941-966-4622 to request an application.

1. Eligibility to Sublet

A unit may not be rented until twenty-four (24) months after the date of purchase.

2. Rental Term Limitation

A unit may be rented no more than once per seasonal year, defined as October 1 through September 30 of the following year.

3. Board Approval

All rentals require prior written approval from the Board of Directors. Any unauthorized subletting is void and constitutes a default under the Lease Agreement and may result in suspension of rental privileges.

4. Screening Requirements

All prospective renters are subject to an interview and background check conducted by a Board-appointed representative. Final approval is at the sole discretion of the Board.

5. Application Fee

An application/rental fee, not to exceed the maximum permitted by law, must be paid by the member/owner for each new renter prior to Board consideration. This requirement applies regardless of prior residency within VPE.

6. Occupancy and Age Restrictions

Occupancy is limited to two (2) individuals per unit. At least one occupant must be fifty-five (55) years of age or older; all other occupants must be at least thirty-five (35) years of age. Acceptable proof of age is required at the time of application.

7. Rules and Regulations

A current copy of the park Rules and Regulations must be maintained in each rental unit and made available to occupants.

8. Registration Requirements

All renters must register with the VPE Office immediately upon arrival and obtain vehicle identification tags. Office hours are Monday through Friday, 9:00 a.m. to 1:00 p.m. Members/owners are responsible for ensuring compliance with this requirement.

9. Owner Liability

Members/owners are fully responsible for any damage caused by renters to common areas, infrastructure, or other units within the community.

10. Tax Compliance

Rentals of less than six (6) months are subject to a 7% sales tax and a 4.5% tourist development tax, payable to the Sarasota County Tax Collector.

Units designated as a homestead (primary residence exceeding six months annually) are not eligible for rental. Rental activity is deemed a business under Florida law and requires appropriate annual tax reporting.

Board of Directors

Venetian Park Estates

Updated May 2026

Venetian Park Estates, Inc. (VPE) is a not-for-profit Cooperative Homeowners Association (see Florida Statute 723.003(4)). A **Proprietary Lease** and **Membership Certificate** are required for residency. All requirements below must be completed **prior to closing** (see Florida Statute 723).

1. SELLER REQUIREMENTS: Seller must be the legal **Owner/Member** and provide the following **original documents** (in the name of the current living owner/member) to their representatives (Realtors, Attorneys, Title Company, etc.):

- Mobile Home Title (DMV)
- Proprietary Lease (land transfer)
- Membership Certificate (transfer of membership)
- Confirm with the Office that Governing Documents are in the home (see Section 4)

Important: Missing or incorrect ownership documents may delay or cancel closing and may result in probate proceedings.

2. BUYER REQUIREMENTS: Buyers must be approved by the Board of Directors for **Membership** and a **Proprietary Lease**. Approval requires:

- Interview scheduled through the Office (in-person or phone for out-of-state buyers)
- Successful completion of interview - All New Resident Documents must be submitted PRIOR to the interview
- Proof of age (e.g., driver's license)
- Background check

3. AGENT / CLOSING REQUIREMENTS: Prior to closing, the closing attorney must confirm to legal counsel that the following have been secured:

- New Mobile Home Title (DMV)
- Original Membership Certificate (from Seller)
- New Proprietary Lease (copy to VPE Office)
- Board Approval Letter (signed and notarized)
- Payment for preparation of new Membership Certificate
- Confirm Governing Documents are in the home (see Section 4)

4. COOPERATIVE GOVERNING DOCUMENTS (REQUIRED IN HOME): Required documents

- Bylaws | Rules & Regulations | Proprietary Lease | Articles of Incorporation

Seller/Realtor must present updated binder to the Office prior to closing. Officer Manager will review to ensure all documents are current and give to new owner. All members must maintain a complete copy in the home at all times. Replacement cost: **\$50 (Owner responsibility)**. All owners/members are responsible for knowing and complying with all Rules & Regulations for themselves, guests, and visitors. Below is the contact information for VPE and the recommended attorney.

Venetian Park Estates, Inc.
8885 S. Tamiami Trail, Sarasota, FL 34238
Phone: (941) 966-4622 | Email: vpe8885@gmail.com

Harlan R. Domber, PA
3900 Clark Rd, Sarasota, FL 34233
Phone: (941) 923-9930

ACKNOWLEDGMENT

Buyer: _____ Date: _____
Seller: _____ Date: _____
Agent: _____ Date: _____

VENETIAN PARK ESTATES, INC.
Frequently Asked Questions and Answers
(Required by the State of Florida)

In addition to the Prospectus or Offering Circular, each buyer shall be furnished a separate document entitled "Frequently Asked Questions and Answers," in a format approved by the Division of Florida Condominiums, Timeshares, and Mobile Homes (DBPR), pursuant to Florida Statute § 719.504.

1. What is Venetian Park Estates, Inc.?

(See pages 2, 4, and 6 of the Interview Package)

Venetian Park Estates, Inc. is a cooperative corporation organized under the laws of the State of Florida, consisting of 197 shareholders. Each shareholder owns one (1) share, representing a 1/197 ownership interest in the corporation, along with the exclusive right to occupy a specific unit/site.

2. What documents are provided at closing?

At closing, each owner receives a Membership Certificate (share), a Proprietary Lease, and a Prospectus. The Prospectus includes the Articles of Incorporation, Master Proprietary Lease, Bylaws, and Rules and Regulations. Ownership is evidenced by shares in the corporation and not by a deed to real property.

3. What are my voting rights in the cooperative?

(See page 8 of the Interview Package)

Each share is entitled to one (1) vote on all matters submitted to the shareholders.

4. What restrictions exist on my right to use my unit?

(See pages 3, 4, and 10 of the Interview Package)

Use of units is governed by the cooperative's Rules and Regulations and other governing documents.

5. What restrictions exist on leasing my unit?

(See pages 5a, 5b, and 10 of the Interview Package)

A unit may not be rented or leased within the first twenty-four (24) months of ownership. During any lease term, the owner relinquishes all rights to use the unit and common facilities, except for the right to vote and attend official meetings.

6. Am I required to be a member of any other association?

No. Membership in any other association is not required.

7. Am I required to pay fees for recreational or commonly used facilities? If so, how much?

- **Storage:** Optional storage for boats or trailers is available at the maintenance garage for \$25.00 per month, payable on the first of each month. Availability is limited and may be subject to a waiting list.
- **Clubhouse Rental:** The Clubhouse may be reserved for private events with a refundable deposit of \$50.00 to cover potential damages or cleaning.

8. Is the cooperative involved in any litigation exceeding \$100,000?

At the time of this disclosure, the cooperative is not involved in any such litigation.

9. How much are my assessments, and when are they due?

(See pages 2 and 9 of the Interview Package)

Monthly assessments are currently \$190.00, which includes maintenance and reserve funding. Assessments are due on the first (1st) day of each month and are considered late if received after the tenth (10th).

Assessments include:

- Water and sewer
- Landscaping
- IPTV and fiber internet
- Swimming pool and hot tub
- Shuffleboard
- Clubhouse access

10. Are real estate taxes included in my assessments?

No. Real estate taxes are billed directly by the county to each leaseholder for their individual unit. Taxes for common areas are included in the individual tax bill.

(See page 10, Item 10 of the Interview Package for additional information.)

IMPORTANT NOTICE

The statements contained herein are summaries only. Prospective purchasers should refer to the Sales Contract, Cooperative Bylaws, Proprietary Lease, and the Rules and Regulations of Venetian Park Estates for complete details.

Board of Directors

Venetian Park Estates, Inc.

DBPR Form CO 6000-33-037

Updated May 2026

VENETIAN PARK ESTATES, INC.
Receipt for Cooperative Governing Documents

All prospective Members/Owners must acknowledge receipt of the Cooperative governing documents prior to or immediately following closing or transfer.

Acknowledgment

The undersigned acknowledges receipt of the documents listed below from the Seller/Owner and/or that they were made available for inspection.

Cooperative Name: Venetian Park Estates, Inc.

Address: 8885 South Tamiami Trail, Sarasota, FL 34238

Documents Received (check all that apply):

- ☐ Prospectus (Binder located in home)
 - ☐ Articles of Incorporation
 - ☐ Bylaws
 - ☐ Rules and Regulations
 - ☐ Master Form Proprietary Lease
 - ☐ FAQ / Questions & Answers Sheet (provided at interview)
- ☐ Ancillary Documents
 - ☐ Emergency Preparedness Plan
 - ☐ Monthly Operating Expenses (posted at Clubhouse)

Buyer Acknowledgment

The Buyer(s) acknowledges receipt of the Cooperative documents listed above, including Articles of Incorporation, Bylaws, Rules and Regulations, Master Form Proprietary Lease, and the FAQ sheet, in accordance with Florida Statute §719.503(2)(c).

These documents were provided more than three (3) days prior to execution of the contract, excluding Saturdays, Sundays, and legal holidays.

Execution

Date: _____, 20

Purchaser

Purchaser

Return to VPE Office



Thank you
For being a valued customer!

If you have any questions regarding the services we provide, package upgrades, billing, or need technical support, please contact us at:

Call: 855.303.4237

Email: support@fibernet.com

fibernet.com



**RESIDENT MOVE IN MOVE OUT PROCESS
MOVE IN**

All televisions must be out of their box and in place prior to a Set Top Box and/or internet installation. Simply call OpticalTel at 855-303-4237 for specific details. Tenants are required to provide the written/digital authorization from the Owner for Opticaltel equipment installation.

MOVE OUT

Regardless whether you receive a monthly statement from OpticalTel or not. Call OpticalTel at 855-303-4237 to disconnect and close your Opticaltel account for your video, internet and/or phone service.

Any OpticalTel equipment is the responsibility of the unit owner. Therefore, we request that Set Top Box(es) and Internet devices are to be scheduled for return by calling Customer Service at the number listed above.

Do not remove any equipment attached to the wall.

At no time, should management or the Board of Directors accept OpticalTel equipment for return.

Thank you.

Fibernet by Opticaltel Management

www.fibernet.com

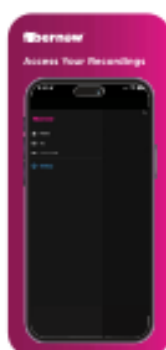
Venetian Park Estates

Fibernow TV App

Fibernow TV App



Your favorite shows, anytime, anywhere. Stream live TV, access your DVR, and manage recordings, all from the palm of your hand. Whether you're at home, traveling, or on the go, Fibernow TV keeps you connected through one easy-to-use app. Included with your subscription, Fibernow TV lets your entertainment go wherever you go.*



How to Activate the Fibernow TV App:

1. Request Your Login Credentials

To activate the app, you'll first need your unique login credentials.

- The quickest way to get started is by emailing fntvactivate@fibernow.com
- If needed, contact our team at 855.303.4237

2. Download the App

- Visit the App Store, Google Play, or Amazon TV
- Search for Fibernow TV
- Download and install the app on your preferred device

3. Sign In

- Use the credentials provided by our support team
- Follow the prompts to log in and personalize your experience

4. Start Watching

- Stream live TV, schedule or view DVR recordings, and enjoy entertainment wherever you are

**Available on Apple & Android Devices and Amazon TV.*

fibernow.com

Venetian Park Estates

Fibernow Remote Guide

Remote Control **Shortcut Key Guide**



Navigation and Selection:

Pause - Press the **OK** button twice

Play - Press the **OK** button once

Fast Forward - Press the **Right** arrow

Rewind - Press the **Left** arrow

Sewer Plant - Toilet Paper, Grease / Oils

Toilet clogs can be caused by many factors, but one often overlooked cause is the type of toilet paper used. While all toilet paper eventually breaks down, some dissolve much more slowly than others. Slow-dissolving paper can build up in plumbing systems and increase the risk of clogs—especially in older pipes, septic systems, or homes with sensitive drainage. In general, the best toilet paper is the one that breaks down the fastest.

Simple Water Breakdown Test

Nine popular brands were tested by placing two sheets of each in water for 15 minutes, then stirring to simulate a flush. The remaining material was evaluated based on how fully it broke apart.

Results Summary

Poor Breakdown (Higher Clog Risk)

- Quilted Northern Ultra Plush – remained mostly intact
- Cottonelle Ultra ComfortCare – large, soggy sheets remained

Moderate Breakdown

- Charmin Ultra Soft / Ultra Strong – partially broke down, still clumpy
 - EverSpring Recycled – soft sheets remained largely intact
- Kirkland Signature / Smartly – moderate breakdown, still visible clumps

Best Breakdown (Lower Clog Risk)

- Angel Soft – broke into small, loose fragments
- Scott 1,000 – fully disintegrated into fine pieces, fastest breakdown

1-Ply vs. 2-Ply vs. 3-Ply

Toilet paper is typically available in 1-, 2-, or 3-ply forms. Thicker (3-ply) options are softer but tend to break down more slowly. Even if more 1-ply is used, it generally dissolves faster than thicker varieties, reducing the risk of clogs.

Bottom Line:

For plumbing safety, choose toilet paper that dissolves quickly rather than focusing only on softness or thickness.

In addition, please DO NOT place grease or cooking oils down your kitchen sink as this also effect the sewer plant operations.

Venetian Park Estates Disaster Preparedness Family Communications Plan

(Copy for family outside the area and for your files)

Name _____ Date of Birth _____
Spouse/Companion _____ Date of Birth _____
Florida Address _____
Phone _____ E-Mail _____
Out of State Address _____
Phone # _____ E-Mail _____
Out of State Contacts: (Family member or friend)
1. _____ Phone _____
E-Mail _____
2. _____ Phone _____
E-Mail _____

Important Medical Information

Florida Primary Care Physician

Self _____ Phone _____

Spouse/companion _____ Phone _____

Medications (Self)

Spouse/Companion

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Medical Insurance

Primary _____

Supplemental _____

Homeowners Insurance Company _____

Policy # _____

Special Needs: If you have special needs, e.g. oxygen, dialysis, etc. please contact:

Sarasota County [PSN Registry, Emergency Management – 1660 Ringling Blvd. – 6th Floor –
Sarasota, FL. 34236 – Tel. (941) 861-5000]. Registration must be sent in before June 1 each
year. Forms are in the office.

I have contacted (neighbor or friend) _____ if I need to be transported to a
local hurricane shelter.

Name _____ Address _____ Phone _____



DO NOT RESUSCITATE ORDER

State of Florida, Section 401.45, Florida Statutes

17
Review - Red
Envelope

PATIENT'S OR AUTHORIZED PERSON'S STATEMENT

I, _____, _____,
(Print or Type Full Legal Name) (Date of Birth)

being informed of my right to refuse cardiopulmonary resuscitation (CPR), including artificial ventilation, cardiac compression, endotracheal intubation, and defibrillation, direct that CPR be withheld or withdrawn from me.

By: _____ Date: _____
(Signature of Patient or Authorized Person)

I, _____, am authorized to sign on the patient's behalf
(Print or Type Name of Authorized Person)

as the patient's ☐ surrogate, ☐ proxy, or ☐ minor patient's principal (per s. 765.101, F.S.); or I am expressly authorized to make the patient's health care decisions under a ☐ guardianship (per s. 744.102, F.S.), or ☐ power of attorney (per s. 709.2102, F.S.).

HEALTH CARE PROVIDER'S STATEMENT

I, _____, license number _____,
(Print or Type Full Legal Name)

am the patient's ☐ physician, ☐ osteopathic physician, ☐ autonomous practice registered nurse, or ☐ physician assistant authorized by law to sign this order. I direct the withholding or withdrawal of CPR from the patient in the event of the patient's cardiac or respiratory arrest.

By: _____ Date: _____ Ph: _____
(Signature of Health Care Provider) (Emergency No.)

A copy of this order reproduced on yellow paper (any shade) is valid as the original.

Cut along line and fold in half to create DNRO Device (wallet card).

PATIENT'S OR AUTHORIZED PERSON'S STATEMENT	HEALTH CARE PROVIDER'S STATEMENT
I, _____, _____, (Print or Type Full Legal Name) (Date of Birth)	I, _____, (Print or Type Full Legal Name)
being informed of my right to refuse cardiopulmonary resuscitation (CPR), including artificial ventilation, cardiac compression, endotracheal intubation, and defibrillation, direct that CPR be withheld or withdrawn from me.	license number _____,
By: _____ Date: _____ (Signature of Patient or Authorized Person)	am the patient's ☐ physician, ☐ osteopathic physician, ☐ autonomous practice registered nurse, or ☐ physician assistant authorized by law to sign this order. I direct the withholding or withdrawal of CPR from the patient in the event of the patient's cardiac or respiratory arrest.
I, _____, am authorized to sign on (Print or Type Name of Authorized Person)	By: _____ (Signature of Health Care Provider)
the patient's behalf as the patient's ☐ surrogate, ☐ proxy, or ☐ minor patient's principal (per s. 765.101, F.S.); or I am expressly authorized to make the patient's health care decisions under a ☐ guardianship (per s. 744.102, F.S.), or ☐ power of attorney (per s. 709.2102, F.S.).	Date: _____
	Ph: _____ (Emergency No.) <i>A copy of this order reproduced on yellow paper (any shade) is valid as the original.</i>

VENETIAN PARK ESTATES, INC. - Pet Information Form

Do you have pets? ☐ Yes ☐ No; If yes, please complete **one section only**:

☐ **One (1) Dog** (*Maximum 30 lbs.*)

- **Name:** _____
 - **Breed:** _____
 - **Weight:** _____ lbs.
-

☐ **Cats (Up to Three Allowed)****Cat #1**

- **Name:** _____
- **Breed:** _____

Cat #2

- **Name:** _____
- **Breed:** _____

Cat #3

- **Name:** _____
 - **Breed:** _____
-

Pet Policy Acknowledgment

☐ I understand and agree to comply with VPE pet restrictions, including:

- A maximum of one (1) dog **or** up to three (3) cats
- Dog weight limit of 30 lbs.
- Completion of the required Pet Registration Form and submission of photo of pet(s)
- Submit up-to-date immunization records to Office Manager

Signature: _____ Date: _____

VPE Owner/Resident Emergency Contact Form

UNIT No. _____

Primary Owner / Resident at VPE:

Date: _____

_____/_____
First Name Last Name Cell Phone (with area code)

Second Owner / Resident (Spouse) at VPE:

_____/_____
First Name Last Name Cell Phone (with area code)

VPE Street Address City State Zip

Northern Street Address City State Zip

Emergency Contact Information:

Primary Contact: _____/_____

Relationship

Cell Phone (with area code)

_____/_____
First Name Last Name Alternate Phone (with area code)

Street Address City State Zip

Email: _____

Secondary Contact: _____/_____

Relationship

Cell Phone (with area code)

_____/_____
First Name Last Name Alternate Phone (with area code)

Street Address City State Zip

VENETIAN PARK ESTATES (VPE), INC.
COOPERATIVE AGREEMENT TRACKING FORM

Application Type: ☐ Buyer ☐ Renter ☐ Add Member ☐ Transfer

Interview Date: _____ Time: _____ ☐ In Person ☐ Phone

Interview Completion Checklist

The following forms & requirements have been reviewed & completed with new Owner/Member or Renter.

Renters: Short Package (Forms 1–5)

Buyers/Owners (Members): Full Package

- _____ 1. Application for Residency – Sign & Return
- _____ 2. Welcome Packet, Description & Amenities of VPE – Reviewed
- _____ 3. Proof of Age Certification & Verification – Signed & Return (+ License Copy)
- _____ 4. Rules & Regulations Summary / Agreement to Comply – Sign & Return
- _____ 5. Background Check Authorization(s) 2 pages – Sign & Return (\$50 per person; one per applicant)
- _____ 6. Email Authorization – Sign & Return (one per applicant)
- _____ 7. Member Participation & Volunteer Opportunities (2 pages) – Complete & Return
- _____ 8. Appointment of Voting Representative – Sign & Return
- _____ 9. Monthly Fees – Sign & Return
- _____ 10. VPE Rental Process – Reviewed
- _____ 11. Requirements for Buying/Selling a Home at VPE – Sign & Return
- _____ 12. FAQ – 2 pages (DBPR / FL Statute 719.504) – Reviewed
- _____ 13. Confirmation of Cooperative Governing Documents at Home (FL Statute 719.503) – Sign & Return
- _____ 14. TV & Internet Information at VPE 3 pages – Reviewed
- _____ 15. Sewer Plant & Flushability Information – Reviewed
- _____ 16. Disaster Preparedness – Review – Red Envelope
- _____ 17. Do Not Resuscitate Order – Review – Red Envelope
- _____ 18. Pet Information and Registration – Sign & Return (if applicable)
- _____ 19. Emergency Contact Information – Sign & Return

Additional Requirements

- _____ A. Transfer Fee – Charged to Buyers at Closing (maximum permitted by law)
- _____ B. Application Fee – Paid by Owners for first-time Renters at Park Office (maximum permitted by law)
- _____ C. Background Checks – Required for Buyers and Renters
- _____ D. Cooperative Documents – Owners/Sellers must provide to the office prior to the closing / sale

Submitted By: _____

New Resident Committee Interview Date: ____ / ____ / ____

IMPORTANT: Please check in with the Park Office upon arrival to complete and sign required paperwork.

All forms and fees must be completed and returned to the Park Office for the resident file.

Office: 941-966-4622 | Email: vpe8885@gmail.com