12/15/2025

Sale/Purchase Information in Paseo Condo Association

This packet includes:

1. Tenant Evaluation Instructions- for purchase of a unit. This process is required to get Board of Director approval for Occupancy of Owners. The cost is $100 per application. An applicant and spouse may complete one application. The spouse is considered the co-applicant.

2. New Owner Member Contact Sheet

3. Paseo Condo Rules and Regulations. (Abbreviated 3-page version)

4. There is a $2,500 one-time capital contribution fee to the Master Association. Your closing agent must request an estoppel from our management company, KW Property Management and Consulting, at their website www.KWPMC.com. The information needed will be under the "resident center" tab.

5. The Quarterly dues are due every **January 1st, April 1st, July 1st, and October 1st** of each year.

   The Quarterly dues effective January 1, 2026, are as follows:

   2026 Condo Fee **$1,549.70 +**
   Master HOA Fee **$1,083.00 = $2,632.70 Total per Condo**

   2026 Quad 1-5 Condo Fee
   is the same as above plus **$ + 414.66 = $3,047.36 Total per Condo in Quad 1-5**

   Quad Addresses Listed Below:
   Quad 1 @ 8163/8209/8067/8091 Bibiana Way
   Quad 2 @ 8323/8349 Delicia St. & 8346/8320 Esperanza St.
   Quad 3 @ 8421/8471 Olinda Way & 11737/11761 Adoncia Way
   Quad 4 @ 8663/8697 Olinda Way & 11758/11736 Izarra Way
   Quad 5 @ 8752/8791 Melosia St. & 8788/8752 Javiera Way

6. All regular assessment fees are typically pro-rated at the time of closing.

7. Please apply to the association for approval of the buyers **at least thirty (30) days** prior to the closing date. The transaction will not be valid until the application of the buyers is approved by the Board of Directors of the Association.

TenantEvaluation
We've made it easy

Property Application for
Paseo Condominium
Property Name

How to Apply ?

1

You can go to Tenantev.com or scan this QR Code.

then

2

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

6677

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**

Call us at **305.692.7900**

You will need the following items:

- **A digital copy of your SIGNED LEASE OR SALES CONTRACT**
- **A photo of your Driver's License or Passport**
- **A photo of your vehicle**

Member Information Card

(Please fill out for each resident and return to Paseo Condo Association by:
Mail: 11611 Paseo Grande Blvd. Fort Myers, FL 33912
Email: PaseoCondo@KWPMC.com
Or at our office in the Business Center in Paseo's Town Center

Property Address:_____

Property Owner Name:_____ E-Mail Address:_____

Preferred Mailing Address: _____

City, State, and Zip Code:_____

Home Phone: _____ Office Phone: _____

Mobile Phone: _____ Carrier (ex. AT&T, Sprint, etc.) _____

Seasonal or full-time resident: _____

Website: Display contact information via the website directory: Opt In: _____ Opt Out: _____

Occupant Information

Name: _____

Are you the: Owner _____ Renter _____ Resident _____ Guest _____

Home Phone: _____ Office Phone: _____

Mobile Phone: _____ Carrier (ex. AT&T, Sprint, etc.) _____

Emergency Contact

Name: _____ Relationship: _____

Mailing Address: _____

City, State, and Zip Code:

Home Phone: _____ Office Phone: _____ Cell Phone: _____

E-Mail Address: _____

PETS

Do you have any pets? ____Yes ____No
–If yes how many? _____
Type: _____ Breed? _____Color: _____ Weight _____ Age _____
Type: _____ Breed? _____ Color: _____ Weight _____ Age _____

VEHICLE INFORMATION:

Tag # _____ State: ____Year: _____ Make: _____ Model: _____ Color: _____
Tag # _____ State: ____Year: _____ Make: _____ Model: _____ Color: _____

Signed: _____ Date: _____

EMAIL this completed form **along with your Certificate of Approval** to the Paseo CDD Administrator, Kari Hardwick at khardwick@rizzetta.com prior to moving into your unit, for gate access.

PASEO COMMUNITY DEVELOPMENT DISTRICT

District Office · Ft. Myers, Florida · (239) 936-0913
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.paseocdd.org

Transponder Registration Form

In accordance with the District Adopted Transponder Distribution Policy "**Persons owning real property and persons renting property within the Paseo CDD shall be entitled to one (1) transponder per legal resident up to a maximum of four (4) transponders per residence.**

Please complete this form prior to your arrival for registration.

Name(s): _____

Address: _____

Phone Number: _____ **Email:** _____

Circle One: Owner Tenant – Lease expiration: _____

Transponder # 1

_____ _____
Transponder Number Vehicle Make and Model

___ Transponder Affixed to Vehicle _____
License Plate #

Transponder # 2

_____ _____
Transponder Number Vehicle Make and Model

___ Transponder Affixed to Vehicle _____
License Plate #

Transponder # 3

_____ _____
Transponder Number Vehicle Make and Model

___ Transponder Affixed to Vehicle _____
License Plate #

Transponder # 4

_____ _____
Transponder Number Vehicle Make and Model

___ Transponder Affixed to Vehicle _____
License Plate #

FOR MANAGEMENT USE ONLY

Date Verified: _____ **By:** _____

KW PROPERTY MANAGEMENT & CONSULTING

INSTRUCTIONS FOR SUBMITTING ESTOPPEL & QUESTIONNAIRE REQUESTS

Formal written request should include Association Name, Property Address, Owner Name(s) & the E-mail Address you would like your request returned once it is complete.

Processing Fees & Estimated Turnaround Times

Estoppel Certificate Requests

- Regular Service $299.00* — up to 7 Business Days Turnaround
- Rush Estoppel $418.00 * — up to 3 Business Days Turnaround

*If a delinquent amount is owed to the association for the applicable unit, an additional fee of $179.00 will be charged.

Questionnaire Requests

- Regular Service $150.00 — up to 7 Business Days Turnaround
- Rush Questionnaire $269.00 — up to 3 Business Days Turnaround

***Written request must be submitted along with payment. The process will not begin until fee is received. Fees must be paid up front. Estoppel Certificates hand delivered or emailed are valid for 30 days from the date of the certificate. Estoppel Certificates provided via regular mail will be valid for 35 days. Turnaround times are an estimate, not a guarantee.**

An Estoppel Certificate and/or Questionnaire requests are only valid if processed and signed by authorized personnel at KWPM's Corporate Office.

Forms of Payment

- Money Order or Company Check Only (No Personal Checks)
  - Payable to: KW Property Management & Consulting
- Credit Card by visiting www.kwpmc.com and click on Estoppel and Questionnaire Request and Payment under Resident Center on the homepage. We accept Visa, MasterCard, American Express or Discover. Applicable processing fees will apply.

Submitting Your Request

- If you are paying by check, please mail written request & check to our office address below to the Attention: Estoppels Department.
- If you are paying by credit card, following the following link to our website to process online requests and payment: www.kwpmc.com. Once on the homepage, go to Resident Center and click on "Estoppel and Questionnaire Request and Payment."

***Note: If you previously submitted request without payment, you must re-submit written request along with form of payment for process to begin.**

8200 NW 33rd Street, Suite 300 - Miami, FL 33122
Email: estoppels@kwpropertymanagement.com
Phone: (877) 833-0166 - E-Fax: (786) 363-1572



Please help us serve you better!

To serve you better and to ensure prompt response, submit your requests as instructed above and provide the complete address of the applicable unit. Once complete, you will receive your request via e-mail provided.

- Please note that if the property is in "Legal Collections Status," we will not provide payoff amounts. We will provide you with the association attorney to provide amounts due to the Association. Attorney Fees may apply.
- If property is in foreclosure, please send certificate of title or warranty deed along with your request to avoid delay in processing.

8200 NW 33rd Street, Suite 300 - Miami, FL 33122
Email: estoppels@kwpropertymanagement.com
Phone: (877) 833-0166 - E-Fax: (786) 363-1572

PASEO CONDOMINIUM ASSOCIATION
RULES AND REGULATIONS – Version 3 – May 10, 2023

The rules and regulations for Paseo, a Condominium (the "Condominium") hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of Paseo Condominium Association, Inc. (the "Association"), and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said rules and regulations, and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees, and all other persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. Building Appearance and Maintenance.

A. Streets, sidewalks, driveways, entrances, and stairs must not be obstructed or encumbered or used in any manner for any purpose other than ingress and egress to and from the units, nor shall any bicycles, wagons, carts, chairs, benches, tables, or any other objects of a similar nature be left therein or thereon.

B. Personal property belonging to unit owners shall not be stored outside their units or garages, except that plants and outdoor furniture may be stored on verandas.

C. The limited common elements and common elements shall be kept free and clear of refuse, debris and other unsightly materials.

D. No person shall sweep or throw any dirt, waste or other substances out of the unit or the limited common elements.

E. Garbage and trash shall be securely bagged in white plastic trash bags. Recyclable material shall be securely bagged in clear plastic bags. All cardboard boxes shall be broken down and flattened. All trash and recyclables may be placed outside the garage of each unit for pick up by the Association's trash valet service on
Monday and Thursday mornings by 9:00AM.

F. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of units, limited common elements or common elements by any person other than the Association without prior written approval of the Board of Directors.

G. No unit owner or resident, or their families, guests, employees, agents or visitors shall at any time or for any reason whatsoever, climb or enter upon the roofs of the buildings.

H. All window and door coverings, whether draperies, curtains, shades, blinds, or other materials visible from the exterior of the unit, shall be white or off-white or neutral in color.

I. No lights, light displays, or ornamentation may be permanently affixed to any unit, including patios, balconies, or lanais without the express consent of the Board of Directors.

J. No bicycles, baby strollers or carriages or similar vehicles or toys shall be stored, placed or maintained on verandas, patios, lanais, or porches, nor shall any linens, cloths, towels, clothing, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows or doors, verandas, patios, lanais, or porches, or exposed on any part of the limited common elements or common elements. Limited common elements include condominium owners' balconies, patios and lanais.

2. Alteration of Condominium. Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium and to further regulation by the Paseo Master Property Owners Association ("Master Association"). No unit owner may install screen doors, screen their balconies, terraces, and lanais, apply any type of film or covering inside or outside of window glass or doors without prior approval of the

Association. No additions or alterations may be made to the outside of any condominium unit, common element or limited common element. Any changes or alterations with regard to the addition of screening must be presented in writing to the Board of Directors and the Master Association for prior approval accompanied by written plans and specifications or drawings. All work must be done by a licensed and insured contractor. Proof of insurance and license must be presented at the time of application to the Association. The Board of Directors may approve such requests only if the Association is protected against or indemnified as to construction liens and / or claims arising from such work.

3. Emergencies in Owner's Absence. In order that proper steps and procedures may be taken in minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit shall not be changed or altered in any way that would prevent such Association access when the unit is unoccupied without providing the Association with a duplicate key for such entry. Any unit owner who plans to be absent from his or her unit for an extended period of time must prepare the unit prior to departure in the following manner:

A. By removing all furniture, plants and other objects from around the outside of the unit.

B. By designating a responsible caretaker to care for his or her unit should the unit suffer any damage caused by storms, hurricanes, winds, violent acts of nature or other emergency including water leaks. The

Association shall be provided with the name of each unit owner's designated caretaker. Such caretaker will notify the Association prior to making any entry into the unit during the unit owner's absence in an emergency.

4. Pets. There are restrictions in the Declaration of Condominium on the number and type of pets allowed in the Condominium. Pets shall always be leashed or carried while on the common elements or Association property. Tenants and guests of unit owners are not permitted to have pets on Condominium property; however, the Board of Directors reserves the right to make exceptions to the aforementioned prohibition against the keeping of pets by tenants and guests in individual and limited circumstances where the keeping of the pet is medically necessary or integral to the well-being of the tenant or guest.

5. Parking of Vehicles. Parking behind garages in the condominium community is prohibited. Temporary parking is allowed behind garages for loading and unloading purposes only and a vehicle may not remain parked behind the garage for more than 30 minutes. The exception to this prohibition is a vendor's service vehicle making repairs to the unit. The Association management should be notified of the exception for maintenance. Parking is available in designated areas on the streets and within the perimeter of the Quad units. Designated parking is not intended for use by boats, motorcycles, recreational vehicles, campers, motor homes, trailers, commercial trucks or non-operational automobiles. Only pick-up trucks that fit within the dimensions of a unit owner's garage may be parked on the street or designated parking areas. No repairs or maintenance of vehicles may be performed on the

Condominium property outside of garages, except emergency repairs. Vehicles may be washed on the owner's driveway, unless an exclusive area in Paseo is specifically designated therefor by the Board of Directors of the Association, or by the Master Association. Because parking spaces are limited in number, each owner is specifically cautioned that the Association may prohibit owners and/or occupants of any unit from keeping more than two (2) motor vehicles on the premises on a regular or permanent basis.

6. Nuisance. No unit owner shall make or permit any disturbing noises by himself / herself, his / her family, guest, invitee, lessee, nor do or permit anything by such persons that will interfere with the rights, comforts, or convenience of other unit owners. No unit owner may play upon or permit to be operated a stereo, television, radio, ipod or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium. No music may be played outside of an owner's unit.

7. Outdoor Cooking/Grilling. No outdoor cooking or grilling shall be permitted on the common elements, limited common elements or elsewhere on Condominium property, unless such an area is specifically designated by the Board of Directors for such purpose. If outdoor cooking or grilling is permitted, the Board shall have the right to promulgate rules and regulations governing all aspects thereof. No burning charcoal may be left unattended in the community parks.

8. Moving. Any person moving furniture, furnishings or other personal property in or out of a unit must notify the management company in advance of such move. All such moving activity shall occur Monday through Saturday between the hours of 8:00 a.m. and 6:00 p.m.

9. Right to Speak at and Electronically Record Board and Member Meetings. A unit owner wishing to speak at a Board or members' meeting on a particular agenda item must sign in with the Association prior to commencement of the meeting. A unit owner may only speak one time and for up to three (3) minutes, and only while the agenda matter is on the floor for discussion. A unit owner wishing to electronically record a Board meeting or members' meeting shall give written notice to the Association's management, Secretary or Chair, not less than five (5) minutes advance notice before commencement of the meeting. The recording equipment or device used by the unit owner shall not produce distracting sounds or light emissions and shall be assembled and placed in position in advance of commencement of the meeting in a location acceptable to the Association. Persons using recording equipment must do so from their seats. No unit owner shall be permitted to move about the room during the meeting in order to facilitate such recording.

10. Use of Common Elements and Association Property. Common areas and Association property shall only be used for their designated purposes. Unit owners shall be held financially responsible to the Association for any damage to the common elements or Association property or improvements, systems or equipment thereon caused by a unit owner or his or her family, guests, invitees, lessees, and all other persons over whom the unit owner exercises control and supervision.

11. Compliance with Rules and Regulations by Guests and Lessees of Unit Owners. Unit owners shall furnish to all guests and lessees a copy of the rules and regulations and shall be responsible for their compliance. Violations of the rules and regulations should be reported to the Association's management in writing.

12. Hazardous Waste and Substances. No inflammable, combustible, or explosive fluid, fuel, chemical, hazardous waste or substance shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

13. Posting of Signs. Posting of signs is prohibited except by the Association. Picketing is strictly prohibited on any and all condominium property.

14. Guests. All guests who occupy the unit in the absence of the unit owner shall register with the Association or management company.

15. Minors. All minors under the age of eighteen (18) shall be under the direct control and supervision of a responsible adult.

16. Plants and Shrubbery. No exterior plantings or shrubbery shall be altered, moved, removed or added to without the prior written approval of the Association. Under no circumstances may any unit owner or unit owner designee tap into or modify the irrigation system serving the condominium property.

17. Notices. All notices of members' meetings, Board meetings shall be posted on the bulletin boards located throughout the Condominium.

18. Applicability: Fines. These rules and regulations shall apply equally to all owners and their families, guests, lessees, and invitees. Violations are subject to fine as set forth in the Bylaws and the governing documents of the Association.

19. Use of Quad Limited Common Areas. The use of the Quad Pool and Recreation Area is for the sole use of the owners of the units surrounding the Quad Pool Area, or his or her family, guests, invitees, lessees, and all other persons over whom the unit owner exercises control and supervision. A lessee is defined as a person or persons who occupy the unit under a written contract with the owner and who have gone through the approval process by the

Condominium Association. No lease is valid and no renter may use the Quad Pool until and unless the lessee has been processed by the Paseo Condominium Association according to our governing documents. No lease may be for a period less than 30 days. Each person using the pool must comply with all placards and signage posted in compliance with municipal and state statutes, and those posted or otherwise indicated by the Association. Each unit owner or lessee (up to 2 persons) is allowed a maximum of 4 guests for a total of 6 people from a unit may use the pool in any given day. This is to allow ALL unit owners to enjoy the pool. Persons who reside outside of the Quad Area may not use a Quad pool unless accompanied by the owner or lessee of the Quad unit as his or her guest. Under no circumstances may glass bottles or containers be utilized at the pool perimeter and absolutely no beverages or food may be consumed in the pool regardless of the container. Pool hours are sunrise to sunset; no exceptions. Pets may not be walked on the grassy area surrounding the pool quad. Pets are not permitted in the pool area. Only Quad residents and guests may park around the perimeter of the Quad recreation area. NOTE: These rules and regulations do not constitute all the restrictions affecting the Condominium property. Reference should be made to the governing documents of the Paseo Condominium Association and the Paseo Master Association.

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PASEO CONDOMINIUM ASSOCIATION, INC.

11611 Paseo Grande Blvd.
Fort Myers, FL 33912
239-834-6309

WELCOME TO OUR BEAUTIFUL COMMUNITY!

IMPORTANT NOTICE TO NEW OWNERS

Although this information is included in the governing documents of the Association and outlined in our RULES and REGULATIONS, the following information is important for you and the community. As a reminder, please adhere to the following:

- Please do not park behind your garage for any length of time. Parking behind your garage may be for loading and unloading purposes or for cleaning out your car. Your car may not be left unattended behind your garage
- Your car or family vehicle must be able to fit the dimensions of your garage. If it is too big for your garage, it may not be parked on the street.
- Garbage and recyclables are picked up by valet service each Monday and Thursday morning. Please place your garbage outside your garage for pickup by 9:00 a.m. on these mornings. Do not leave garbage outside overnight.
- You are permitted a maximum of four (4) additional guests to enjoy amenities.
- Only owners are allowed to have pets in the condominium community. Renters are not allowed pets.
- Please be sure to check with the condo office if you have not received your coupon book for payments of your fees and dues to the Association within three (3) weeks of taking possession.

Thank you!