

If you are thinking about leasing your Paloma home to tenants . . .

Paloma takes rentals in our community very seriously. The Leasing Committee monitors leasing activity weekly, and ensures that landlords AND tenants follow Paloma's rules. Before listing your home for rent, PLEASE read this document thoroughly to make sure you are able and willing to follow Paloma's leasing rules. After reading this document, if you have any questions pertaining to leasing, please email them to PalomaLeases@gmail.com.

Paloma's Covenants contain specific Lease and Occupancy Restrictions. Following is a summary of the key points:

- All leases must be for a minimum term of 3 months and a maximum term of 12 months.
- All leases must be submitted 20 days prior to first day of lease. Leases submitted less than 20 days prior to first day of lease require a \$150 expediting fee.
- All leases, regardless of home type (single family house, villa, coach/condo), come under the responsibility of Paloma Community Association.
- At no time can more than 15% of Paloma's homes be under lease. 15% of 331 total residences = 50 leases. Depending on the month, we average between 42-48 leases. Season (Jan - Apr) has the highest counts. If we reach our cap, no new leases can be approved until the cap falls below 50.
- Tenants may have guests, but only when the tenants are also in residence. The guests may stay for a period not to exceed 10 days.
- The number of lessee occupants exceed more than two persons per bedroom in the dwelling and a bedroom is defined under Florida Building Code, section 200:
 - For site-built dwellings has a minimum of 70 square feet of conditioned space
 - Is located along an exterior wall;
 - Has a closet and a door or an entrance where a door could be reasonable installed; and
 - Has an emergency means of escape and rescue opening to the outside in accordance with the Florida Building Code.
 - A room may not be considered a bedroom if it is used to access another room except a bathroom or closet must have two exit points outside the building to be considered a bedroom and a living room or dining room are not bedrooms.
- Tenants may not have more vehicles than the number of available parking spaces assigned to the specific address of the lease. This information can be found on www.PalomaFL.com under "Landlord/Tenant Information" and/or

under "Realtor Documents". If tenants have more vehicles than allowed, the lease will not be approved. After a lease is approved, if tenants have or obtain additional vehicles which put them over the allowed amount, the lease will be terminated and they will be required to leave.

- Commercial vehicles - Per Paloma's covenants, *"Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. ... The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view."* Please keep this in mind when selecting a prospective tenant.
- Owners who purchase a home in Paloma (single family home, villa, or condo unit) after August 20, 2025 cannot lease it to tenants within the first year of ownership.
- Your lease agreements between you and your tenants should not contradict Paloma's lease and occupancy restrictions as defined in Paloma's covenants. If you submit a lease which is not in line with Paloma's covenants, it will delay our ability to approve it in a timely manner as we will return it to you and ask you to make the necessary changes. For example, a few of the contradictions which we've seen include:
 - Paloma does not allow tenants to sublet, so your lease should not allow it.
 - Paloma does not allow month-to-month leases, so your lease shouldn't.
- Residents must meet the "Single Family" definition as explained on pages 4-6 of Paloma's Lease Application package, which is located on www.palomafl.com under Landlord/Tenant Information. Basically this rule says "no roommates". BEFORE a landlord submits a lease application, they should first make sure their applicants meet this regulation.

Paloma's Lease Application Package can be found on www.palomafl.com under Landlord/Tenant Information. The lease application package contains 4 documents:

- a two-page Lease Application
- a one-page Safe Passage form
- a three-page Single Family requirement
- Paloma's Rules & Restrictions document (only the last page needs to be signed/returned)

These documents PLUS a copy of your signed lease agreement, PLUS the \$150 lease application fee are required when submitting a lease for approval. Leases

submitted less than 20 days before the lease start date must also include a \$150 expediting fee in addition to the \$150 application fee. All documents can be sent to the Paloma Leasing Committee at 26091 Grand Prix Dr., Bonita Springs, FL 34135 and/or email PDF versions to PalomaLeases@gmail.com.

Proximity cards - Owners/Landlords are required to provide their tenants with the owner's proximity/amenity cards for use during the lease term. Tenants are not permitted to buy their own proximity cards. Owners are NOT permitted to use Paloma amenities (eg. pool, clubhouse, fitness center, parking) while their properties are under lease.

Front Gate Access – Paloma uses Safe Passage to manage vehicle entries to the community. You should not put your tenants on your Safe Passage guest list. A Safe Passage registration form for the tenants should be submitted to the Leasing Committee along with the rest of the lease application documents.

Parking and Trash are the two areas where we have the most resident violations. Two documents regarding Paloma rules for Parking and Trash can be found on www.palomafl.com under Landlord/Tenant Information. Landlords should make sure that prospective tenants know IN ADVANCE about the rules.

Most importantly, landlords are responsible for their tenants while they are living in Paloma. Paloma is a residential community, NOT a rental community. Neither the Leasing Committee nor Paloma's board have time to babysit bad tenants. If tenants break Paloma's rules, the HOA will send violation notices and/or fines to the tenants and copy the landlord. If violations continue, a fine is applied to the landlord's account, and the landlord will lose the ability to rent their home.

If you have any questions regarding leasing in Paloma, please email them to the Paloma Leasing Committee at PalomaLeases@gmail.com.