

# THE COUNTRY VIEW

750 Pondella Road ✧ North Fort Myers, FL 33903  
 239-995-1008 Phone ✧ 239-995-4828 Fax

**Country View**  
**is the**  
**Place to LIVE**

## MEET OUR STAFF

### Interim Property

#### Manager

Jamie Bowers

### Interim Leasing

#### Manager

Jessica Vargas

### Maintenance

Charles Lambert—  
 Lead Tech

Ricardo Costa—Tech

Lee Ritter —Tech

## OFFICE HOURS

Monday-Friday 8:30 am-5:30 pm

Closed for Lunch 1:00-2:00 pm

Saturday 10:00 am-4:00 pm

Sunday Closed

## IMPORTANT NUMBERS

Office: 239-995-1008

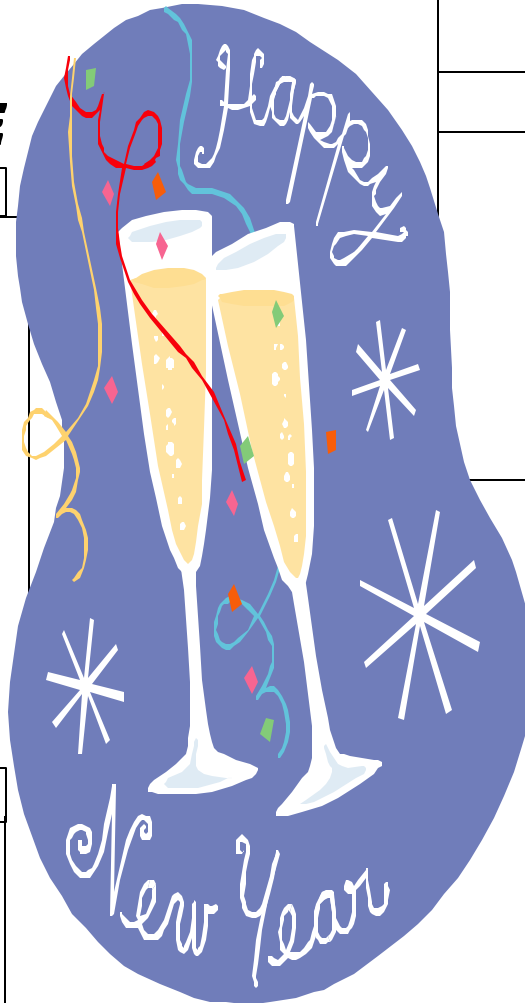
Fax: 239-995-4828

countryviewapts@cv.com

**After Hours Emergency**

**Line:**

239-878-0539



## PICK YOUR NEIGHBORS

When you refer someone to Country View and they sign a 12 month lease, you will receive \$100 off your next month's rent. We have some awesome specials going on right now!!!! So bring your friends, bring your family!!!

**When either Pest Control or Maintenance is scheduled to come to your home please secure your pets.**

**The staff at Country View would like to wish all of our residents a happy and healthy New Year!!!!**

### LEASE RENEWALS

When you renew your lease with the office you get to choose one (1) of the following:

**Free Carpet Cleaning  
 \$30 Wal-Mart Gift Card**

**\*\*\*\*\*Resident Appreciation Day is every Friday morning in the Clubhouse. Come enjoy free donuts and coffee!!! We are so glad to have you as our residents!!\*\*\*\*\***


## EARLY BIRD SPECIAL

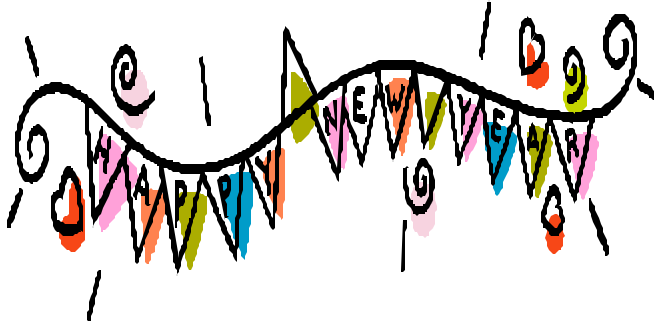
All residents who pay their rent before the 1st of the month will be entered into a drawing to win \$50.00 off of their next months rent. Drawings will be held on the 1st of the month.

Congratulations to last month's winner:

**William Buztrey**

# January

<u>Sunday</u>	<u>Monday</u>	<u>Tuesday</u>	<u>Wednesday</u>	<u>Thursday</u>	<u>Friday</u>	<u>Saturday</u>
					1 Office Closed	2 Office Closed
						
3 Office Closed	4	5	6 Add \$50 Late Fee	7 Add \$5 Late Fee	8 Add \$5 Late Fee	9 Add \$5 Late Fee Pest Control Buildings A & B
10 Add \$5 Late Fee Office Closed	11 Add \$5 Late Fee	12 Add \$5 Late Fee	13 Add \$5 Late Fee	14 Add \$5 Late Fee	15 Add \$5 Late Fee	16 Add \$5 Late Fee
17 Add \$5 Late Fee Office Closed	18 Add \$5 Late Fee Martin Luther King Day	19 Add \$5 Late Fee	20 Add \$5 Late Fee	21 Add \$5 Late Fee	22	23 Pest Control Buildings C, D, & E
24 Office Closed	25	26	27	28	29	30
31 Office Closed						



*The beginning of a New Year gives us an opportunity to reflect over the past year and take a careful look at oneself. It's also an opportunity to start off with a clean slate, to forget the past and to make resolutions for the upcoming year. The number of New Year's resolutions you make is not important. What is more important is to make resolutions that can make real changes in your life.*

**The purpose of this section is to educate you on portions of your lease that are sometimes in question. If you have suggestions for something you would like to see included please notify the property manager.**

## **DO YOU KNOW YOUR LEASE?**

### **What it Says**

## **CONDITIONAL AUTHORIZATION FOR ANIMAL**

You may keep an animal in the dwelling until the lease contract expires. But we may terminate this authorization sooner if your right of occupancy is lawfully terminated or if in our judgment you or your animal, your guests, or any occupant violate any of the rules in this addendum.

## **ANIMAL RULES**

- You are responsible for the animals actions at all times. You agree to abide by these rules:
- The animal must not disturb the neighbors or other residents, regardless if the animal is inside or outside the dwelling.
- Dogs, cats, and support animals must be housebroken. All other animals must be caged at all times. No animal offspring are allowed.
- Inside, the animal may urinate or defecate only in these designated areas: a liter box and/or an appropriate apparatus.
- **Outside, the animal may urinate or defecate only in these designated areas: must be picked up and placed in a trash container.**
- Animals may not be tied to any fixed object anywhere outside the dwelling units, except in fenced yards (if any) for your exclusive use.
- You must not let an animal other than support animals into swimming-pool areas, laundry room, offices, clubrooms, other recreational facilities, or other dwelling units.
- Your animal must be fed and watered inside the dwelling unit. Don't leave animal food or water outside the dwelling unit at any time, except in fenced yards (if any) for your exclusive use.
- You must keep the animal on a leash and under your supervision when outside the dwelling or any private fenced in area. We or our representative may pick up unleashed animals and/or report them to the proper authorities. We may impose reasonable charges for picking up and/or keeping unleashed animals.
- Unless we have designated a particular area in your dwelling unit or on the grounds for animal defecation and urination, you are prohibited from letting an animal defecate or urinate **anywhere**

on our property. You must take the animal off our property for that purpose. If we allow animal defecation inside the dwelling unit in this Addendum, you must ensure that it's done in a liter box with a kitty liter-type mix. If the animal defecates anywhere on our property (including in a fenced yard for your exclusive use), you'll be responsible for immediately removing the waste and repairing any damage. Despite anything this addendum says, you must comply with all local ordinances regarding animal defecation..

- As owner of the animal, you're strictly liable for the entire amount of any injury that the animal causes to a personal or personal property. You'll indemnify us for all costs of litigation and attorney fees resulting from any such damage.

## **VIOLATION OF RULES**

If you, your guest, or any occupant violates any rule or provision of this Animal Addendum (based upon our judgment) and we give you written notice, you must remove the animal immediately and permanently from the premises. We also have all other rights and remedies set forth in paragraph 27 of the Lease Contract, including damages, evictions, and attorney fee's to the extent allowed by law.

## **COMPLAINTS ABOUT ANIMAL**

You must immediately and permanently remove the animal from the premises if we receive a reasonable complaint from a neighbor or other resident or if we, in our sole discretion, determine that the animal has disturbed neighbors or other residents.

## **OUR REMOVAL OF ANIMAL**

In some circumstances, we may enter the dwelling unit and remove the animal with one day's notice left in a conspicuous place. We can do this if, in our sole judgment, you have:

- abandoned the animal;
- left the animal in the dwelling unit for an extended period of time without food or water;
- failed to care for a sick animal;
- violated our animal rules; or
- let the animal defecate or urinate where it's not suppose to.

Pets outdoors must be on a leash at all times and must be taken at least 10 feet from any building to eliminate waste. **Owner must dispose of waste.** Failure to do so will result in a **\$50 fine per occurrence**. The swimming pool area and tennis courts are off limits to pets at all times.

You agree and understand that periodically apartment inspections will be made to determine the condition of the apartment in regard to your pet.

In the event that your pet moves from this apartment or becomes deceased, you may not replace your pet without consent of management.

This agreement pertains only to the pet now housed in your apartment during your current lease term

as approved by management.

This agreement is valid only during your current lease term and can be discontinued at the end of said lease if deemed necessary and desirable by management

Page 3. Section 20. PROHIBITED CONDUCT

You and your occupants or guests may not engage in the following activities: behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety, or convenience of others (including our agents and employees) in or near the apartment community; disrupting our business operations; manufacturing, delivering, possessing with intent to deliver, or otherwise possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; obsessing a weapon prohibited by state law; discharging a firearm in the apartment community displaying or possessing a gun, knife, or other weapon in the common area in a way that may alarm others;...

### In Other Words

While the above paragraph is self-explanatory, residents need to understand that as long as you live in an apartment complex you will sometimes hear your neighbors. You may hear them laugh; you may hear the cry; you may hear their toilet flush; you may hear their tv or radio. This is part of apartment living. It becomes a problem when your 'noise' is intrusive to your neighbors and interrupts their quality of life. They have the same right to peaceful enjoyment of the property as you do. If you or your neighbors believe there is a threat to someone in the community, you have every right to contact the office and to contact the police department. Every effort will be made to keep your name confidential.

But, be realistic about making complaints about your neighbors and ask yourself these questions:

Has anyone been injured to your knowledge? If the answer is yes, call 911 immediately, then, call the emergency maintenance number.

Do you have reason to believe someone may get injured if action isn't taken? If the answer is yes, call 911 immediately, then, call the emergency maintenance number.

Is this the first time you've heard an argument? Everyone argues from time to time. If this appears to be a one time thing, it may be best to ignore it. It may be you that's overheard arguing the next time.

Does this household argue loudly and often? If the answer is yes but you don't feel that anyone is in immediate danger call the police non-emergency number to make a complaint. Follow up by calling the office when it is open for business and be prepared to give the manager specific information including the apartment # involved, the time and date of the incident and what happened and how often this problem occurs.

If the issue is a loud tv, rather than get the office involved just knock on your neighbors door and ask them if they will lower the volume a little. Some surround sounds can be very intrusive to neighboring apartments. Depending on your comfort level, it may help to invite your neighbor inside so they can hear what you're hearing. If your neighbor refuses or if it continues to be a problem, make a formal complaint to the manager.

# New Years

Z L X T J G R W T S R Y G M P  
K T S R K Q B C K E W B N P A  
U W F M S V G R S N R O H I R  
T E K U V W O O G T Y S R V A  
S N E E X W L L U F A F L S D  
S G R N E U Z Y V S M H K N E  
V Y N R T J Q P U B E J J O S  
L X I I E R A U Q S S E M I T  
N F O G N R B N M A L N C T G  
R N G A T N P S U K W D X I P  
S J Y I Y I I A I A T F P D I  
A Y E D Q K X G X R R Q U A C  
V S D P C E Q T E R E Y N R U  
Y U P R X Y E E X B V H T T S  
Z M I D N I G H T F E L G E C

BEGINNINGS

FIREWORKS

HATS

HORNS

JANUARY

MIDNIGHT

NEW

PARADES

PARTIES

RESOLUTIONS

TIMESSQUARE

TRADITIONS