

LEASE REQUIREMENTS

Per Lakewood Ridge Townhomes Governing documents:

- **Owners are required to provide a copy of ALL LEASES to the Association (Management Company) PRIOR TO OCCUPANCY by any tenant.**
- **No lease may be less than one (1) year.** Transient occupancy of townhomes is not permitted. "Transient occupancy" is defined as short-term rental of a townhome or any period less than one (1) year, or one or more guests who stay for less than fourteen days, with guest occupancy occurring more frequently than one time per month.
- **Only two (2) residents per bedroom**/per unit are permitted to permanently occupy any townhome.
- The Declaration provides that townhomes must be used for residential purpose. "Residential purposes" shall include a requirement that each townhome is reserved for **single-family occupancy**. **ABSOLUTELY NO SUB-LEASING IS ALLOWED.** A "single family" shall be defined as: one person living alone; or two persons related by blood, marriage or adoption, and their immediate family; or two persons living together as a single housekeeping unit.
- Each visitor/guest is restricted to spending a maximum of 30 calendar days per year. Longer visits require the owner to submit a written request to the Board of Directors (through the management company) for additional time. These requests will be reviewed and approved/disapproved on a case by case basis. Any guest residing in a townhome in the absence of the owner(s) is required to complete an Occupant Information Sheet, which is available for download at <https://www.lakewoodridgetownhomes.com>.

NOTE: Property Owners are responsible for the conduct of their tenants and guests and are financially responsible for any damage caused by them.

RULES AND REGULATIONS: Please provide your tenant with a copy of our "Rules and Regulations", which is available for download at: <https://www.lakewoodridgetownhomes.com>.

PARKING: Please provide your tenant with a copy of our "Parking and Towing Policy", which is available for download at <https://www.lakewoodridgetownhomes.com>. Below is a summary.

There are **two parking spaces assigned to each townhome**. Owners/Residents are required to park in the numbered spaces located in front of their townhome unit. No Owner/Resident is permitted to park in a space assigned to any other townhome. We have very limited parking and **Parking Permits are required to park by the pool and in any of the few non-designated spaces.** Violators are subject to towing at their own expense without further notice.

PETS: Please provide your tenant with a copy of our "Pet Policy", which is available for download at <https://www.lakewoodridgetownhomes.com>. Below is a summary.

- NO MORE THAN 2 PETS per unit, no breeding of animals
- Pets must be immunized and registered with Hillsborough County
- You MUST PICK UP YOUR PET'S waste and dispose of it properly
- You are required to keep control of your pet at all times
- You must ensure your pet does not disturb other Owners/Occupants

Please mail, e-mail or fax a copy of your current and proposed Lease to:

Amer-Tech Community Management
Partners, LLC.
Attn: Ronny Dunner, LCAM
24701 US 19 N, #102 Clearwater, FL
33763
Phone: (727) 726-8000, ext. 405
E-mail: rdunner@ameritechmail.com

LAKEWOOD RIDGE TOWNHOMES

OCCUPANT INFORMATION SHEET

PROPERTY ADDRESS: _____, Brandon, FL 33510

Contact Information:

Provide Contact Name(s) for this address:

Name(s)

Provide Contact Telephone Number(s) for this address:

Telephone Number(s)

How many people will reside at this address : _____

List **ALL** occupants below including their legal name, relationship and age.

COMPLETE <u>LEGAL</u> NAME	RELATIONSHIP	AGE

List **ALL** vehicles registered to this address:

AUTO #	Owned/ Leased	Make	Model	Year	License Plate #
1					
2					
3					

NO MORE THAN 2 PETS ARE ALLOWED PER TOWNHOME

Type/Number of Pets: Dog () Cat () Other (SPECIFY TYPE): _____ Neutered/Spayed: Yes () No ()

Breed: _____ Color: _____ Weight: _____ Age: _____ Sex: _____

Breed: _____ Color: _____ Weight: _____ Age: _____ Sex: _____

Pet Names: _____ / _____

License Numbers: _____ / _____ Expiration Dates: _____ / _____

Owner(s)/Lessee(s) acknowledge receipt of all Association documents including the bylaws and rules and regulations and have read, understood, and agree to abide by all the conditions and terms therein and all rules and regulations enacted hereafter officially by the Association.

I represent that the information contained in this document is true and complete to the best of my knowledge, that the Association will rely on information in this document, and that I have a continuing obligation to amend and/or supplement this information should it change at any time either before or during my tenancy. This document will be incorporated by reference as a part of my lease agreement, and any false statement will be grounds for immediate termination of tenancy.

APPLICANT(S)

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

OWNER(S)

Printed Name: _____

Signature: _____ Date: _____

Printed Name: _____

Signature: _____ Date: _____

Referenced documents are available at <https://www.lakewoodridgetownhomes.com> OR the address listed below.

Return this completed form to:

Lakewood Ridge Townhomes Association
c/o Ameri-Tech Community Management Partners, LLC.
Attn: Ronny Dunner, LCAM
24701 US 19 N #102
Clearwater, FL 33763