

**PINE RIDGE AT LAKE TARPON VILLAGE III CONDOMINIUM
ASSOCIATION, INC.**

RENTAL APPLICATION

Application Date: _____ **Unit Address:** _____
(MM/DD/YYYY)

Landlord Name: _____

Name(s) of Tenants: _____

{Include full names of all persons who will appear on the leasing contract}

Permanent Mailing Address: _____

City/State/Zip Code: _____

Telephone: _____ **Primary Email Address:** _____

Second Email Address: _____

Place of Employment: _____ **Phone:** _____

Bank Reference: _____

Other References: _____

Other Occupant Information: *List all other occupants residing with renter(s), if any:*

1. _____ 2. _____

Household Pets: (Note: Pets must have landlord's approval.)

Breed: _____ Size/ Weight: _____

EMERGENCY CONTACT: (Name & Phone Number)

Number of Vehicles to be Parked at Pine Ridge: all vehicles must have current tags & insurance.

#1: Year, Make, Model _____ **Tag #** _____

#2: Year, Make, Model _____ **Tag #** _____

Leasing Agent (If Applicable): _____

The above application must be submitted at least **two** weeks prior to lease date. Leases must be for 90 days or more.

It is expressly understood that a lease must be for a period of not less than three (3) months and that no unit or any part of a unit may be subleased. It is also understood that no more than one dog or one cat, pet must not exceed 25 lbs. may be kept within the community and must be leashed when outside the unit.

I, the Lessee, have read the attached Rules and Regulations of Pine Ridge at Lake Tarpon Village III Condominium Association, Inc., and expressly agree that any failure to abide by the terms and conditions imposed by them or by the Declaration of Condominium of Pine Ridge at Lake Tarpon Village III Condominium Association, Inc. will be cause to revoke the lease. By signing this, the Lessee and the Owner certify that the lease is for a period of not less than three months and that any false or misleading statement will automatically void approval of the lease and will be a breach of contract.

*****OWNER TO PROVIDE THE FOLLOWING ITEMS TO THE LESSEE:
MAILBOX & POOL KEYS*****

Signature of Lessee: _____ **Date:** _____

Signature of Owner: _____ **Date:** _____

Approval of this application will be contingent upon all financial obligations to the Association being satisfied. Please return completed form along with a check/money order, in the amount of \$150.00 (non-refundable) made payable to *Pine Ridge at Lake Tarpon Village III* and a copy of the Lease Agreement to:

**Progressive Management
4151 Woodlands Parkway
Palm Harbor, FL 34685
Phone: (727) 773-9542
Fax: (727) 773-8740
aguthrie@progressivem.com**

NOTE: Pine Ridge at Lake Tarpon Village III Condominium Association, Inc. does not get involved with unit rentals; they are the responsibility of the individual owner who chooses to lease their unit. Any owner may lease the unit themselves, or through a property manager. State and County laws require all owners or designated property managers to collect and submit the appropriate State sales tax and County accommodations tax on all rentals.

DATE _____

CUSTOMER NUMBER _____

BUYER / TENANT INFORMATION FORM

I / We _____, prospective
 buyer(s) / tenant(s) for the property located at _____
 Managed By: Progressive Management, Inc. Owned By: _____

Hereby allow TENANT CHECK LLC and or the property owner / manager to inquire into my /our credit file, criminal, and rental history as well as any other personal record, to obtain information for use in processing of this application. I / we understand that on my / our credit file it will appear the TENANT CHECK LLC has made an inquiry.

I / we cannot claim any invasion of privacy or any other claim that may arise against TENANT CHECK LLC now or in the future.

PLEASE PRINT CLEARLY**FIRST BUYER/TENANT INFORMATION:**

SINGLE ____ MARRIED ____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE #: _____

CURRENT ADDRESS: _____

HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

HOW LONG? _____

HAVE YOU EVER BEEN ARRESTED?
 (CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?
 (CIRCLE ONE) YES NO

SIGNATURE: _____

PHONE NUMBER: _____

SECOND BUYER/TENANT INFORMATION:

SINGLE ____ MARRIED ____

FULL NAME: _____

DATE OF BIRTH: _____

DRIVER LICENSE#: _____

CURRENT ADDRESS: _____

HOW LONG? _____

LANDLORD & PHONE: _____

PREVIOUS ADDRESS: _____

HOW LONG? _____

HAVE YOU EVER BEEN ARRESTED?
 (CIRCLE ONE) YES NO

HAVE YOU EVER BEEN EVICTED?
 (CIRCLE ONE) YES NO

SIGNATURE: _____

PHONE NUMBER: _____

TENANT CHECK HOURS OF OPERATION:
 MONDAY- FRIDAY: 9:00a.m. - 5:30p.m.
 SATURDAY: 11:00 a.m. - 4:00p.m.
 ALL ORDERS RECEIVED AFTER 3:00p.m (2:00p.m. on Sat.)
 WILL BE PROCESSED THE NEXT BUSINESS DAY

TENANT CHECK FAX#: (727) 942-6843

IF THE WRONG SOCIAL SECURITY NUMBER IS SUBMITTED, A
 SECOND APPLICATION FEE WILL BE CHARGED TO RE-PULL THE
 REPORT.

A CREDIT REPORTING SERVICE PROVIDING CREDIT REPORTS FOR
 REALTORS/PROPERTY MANAGERS/APARTMENT COMPLEXES/
 MOBILE HOME PARKS / CONDOMINIUM ASSOCIATIONS / EMPLOYERS



**Rules & Regulations
Pine Ridge at Lake
Tarpon Village III**

WELCOME TO PINE RIDGE AT LAKE TARPON VILLAGE III

Pine Ridge at Lake Tarpon Village III is a Phase Condominium. Additional units may be added to the condominium. This orientation handbook is designed to introduce you to the Association and the facilities available. For everyone to get the most out of our new environment, it is imperative that certain rules and regulations be observed. This handbook is not intended to supersede or replace the recorded Master Deed or By-Laws. The Master Deed shall govern, however, these rules and regulations have been approved and adopted by the Board of Directors.

YOUR CONDOMINIUM PROPERTY

The condominium concept of real estate ownership has its origin in the laws of ancient Rome and has been made a part of modern living by the laws enacted by the State Legislature.

DEFINITION OF TERMS

- 1) Condominium property means and includes the lands and personal property hereby subjected to condominium ownership.
- 2) Association property includes that property, real and personal, in which title of ownership is vested in the Association for the use and benefit of its members.
- 3) Common elements means the portion of the Condominium property not included in the Units.
- 4) Limited common elements means and includes these common elements which are reserved for the use of a certain unit or units to the exclusion of other units.

MANAGEMENT OF THE ASSOCIATION

The affairs of the Association shall be managed by a Board of Directors consisting of not less than five (5) nor more than nine (9) persons, the number to be determined in accordance with the provisions of the Articles.

ASSOCIATION MEMBER

Each Unit owner shall automatically become a member of the Association until such time as his ownership of a dwelling unit ceases.

VOTING

Each unit shall be entitled to one (1) vote, the vote of each unit shall be governed by the provisions of the By-Laws.

BUILDER

Kevork S. Hovnanian moved to the United States in 1959 from Iraq where he was a major road builder. In 1959, Mr. Hovnanian formed Hovnanian Brothers, a company comprised of Kevork and his three brothers. The company specialized in the building of single-family homes until 1969, when Hovnanian Brothers was dissolved and Kevork S. Hovnanian formed Hovnanian Enterprises, Inc., which is still in existence today (K Hovnanian Homes, 2019). During the period of time between 1959 and 1984, companies controlled by Mr. Hovnanian were responsible for the construction of in excess of 11,000 homes, of which a substantial portion were condominiums. Today, Hovnanian is a major builder in the state of New Jersey, where they construct not only condominiums and single-family homes, but also erecting shopping centers as well.

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MAINTENANCE BY UNIT OWNER

Each unit owner shall, subject to other provisions of the Declaration, maintain, repair and replace, at his or her expense, all portions of the unit including, but not limited to, all doors, windows, glass, screens, electric panels, electric outlets and fixtures, heaters, hot water heaters, refrigerators, dishwasher and other appliances, drains, plumbing fixtures and connections, interior surfaces of all walls, floors and ceilings and all other portions of his or her unit, and the limited common element front patios, rear area located within the fences which are designated as limited common elements, and the interior of any optional garage areas which are constructed and designated as limited common elements. The unit owner shall maintain and repair the air conditioning compressor and blower, refrigerant and electrical line, patio and courtyard appurtenant to his or her unit.

POWERS OF ASSOCIATION

In the administration of the condominium property, the Association shall have, and is granted, the authority and power to enforce the provisions of the Declaration; levy and collect assessments in the manner provided, to adopt, promulgate and enforce such rules and regulations governing the use of the units, common elements and limited common elements as the Board of Directors of the Association may deem appropriate. The Association shall have all of the powers set forth in the Condominium Act. The Association shall have the right, when determined by the Board of Directors, to grant exclusive licenses, easements, permits, leases or privileges to any individual or entity, including non-unit owners, which effect the common or limited common elements, and to alter, add to, relocate or improve said elements, PROVIDED, HOWEVER, if any limited common elements are affected, the consent of the owner(s) of the unit(s) to which such limited common elements are appurtenant must be obtained by the Association. The Association shall have the right to exercise such of its powers, as appropriate, in conjunction with other condominium, homeowners, or other type Associations which now, or in the future, exist within the confines of the project as may be reasonably necessary to promote the health, safety and welfare of the unit owners in this condominium and the project as a whole.

MANAGEMENT AGREEMENT

The association may enter into an agreement with any person, firm or corporation for the administration, maintenance and repair of the condominium property and may delegate to such contractor or manager such of the powers and duties of the Association as the Association and such person, firm or corporation shall agree. It is further agreed that the Association shall maintain this condominium as a first-class quality residential project. The Association shall be responsible for and shall maintain, repair and replace all the common elements, limited common elements, and other areas as indicated in the Documents.

ALTERATIONS AND ADDITIONS

No unit owner shall make or permit to be made any alteration, addition or modification to his unit without the prior written consent of the Association.

RESALE OR LEASE

No unit owner may dispose of a unit or any interest in a unit by sale or lease without the approval of the Association. No lease shall be made for less than three (3) consecutive months nor shall any transient accommodations be provided.

BACKGROUND CHECKS

The Community passed an amendment to have our management association conduct background checks and that was filed with Pinellas County on 8/22/22. On July 13, 2023, the Board ratified its unified vote to approve having our management company run background checks on all new applicants whether they apply to be new owners or new residents from here forward.

RESIDENTIAL USE

Each unit is restricted to residential use as a residence by the owner thereof, his family, guests, tenants and invitees. All common areas are similarly restricted to use by these same persons. At no time may the unit be used by more persons than for which it was designed.

GENERAL USE AND RESTRICTIONS

No person shall use the condominium property or any part thereof in any manner contrary to the Condominium Documents.

BOARD OF DIRECTORS

Directors shall be elected in the manner provided by the By-Laws at the annual meeting of the members. The officers of the Association shall be elected by the Board of Directors at their first meeting. The original By-Laws of the Association shall be adopted by a majority vote of the Directors of the Association.

STANDING COMMITTEES

It is to be remembered that all committees and the Board of Directors are comprised of residents such as ourselves, who are volunteering their time and efforts to serve our community. The general giving of their knowledge for the betterment of Pine Ridge Village III should be appreciated by all. It behooves all residents to serve upon and aid these committees as often and as much as possible and to abide by their decisions. Always remember- THEY ARE VOLUNTEERS. The Board may delegate portions of its responsibilities to committees established for that purpose. Generally, the Officers of the Association shall be a President, one or more Vice

Presidents, a Secretary, a Treasurer, and if desired, one or more Assistant Secretaries.

GENERAL INFORMATION

Bulletin Boards

A bulletin board is located in the clubhouse for use by all residents.

Complaints and Problems

All complaints and/or problems should be reported to the management company.

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Lawns and Sprinklers

All garbage and trash shall be properly disposed of. The Association is responsible for all lawn maintenance.

Lighting

The responsibility for the maintenance and repair of street lighting is that of the local utility company (Florida Power). All other common grounds lighting is the responsibility of the Association.

Solicitation

No solicitation without prior authorization is allowed. This includes the distribution of flyers and the posting of signs inside and outside of a unit or in a window of a unit.

Trash Collection

Trash collection will be made on Tuesday and Friday. All garbage and trash shall be properly disposed of in trash receptacles for that purpose.

Supervision

No person other than an Association officer shall direct, supervise or, in any manner, attempt to assert any control over an employee of the Association.

GENERAL RULES AND REGULATIONS

These By-Laws are reasonably calculated to promote the welfare of the unit owners. The violation of such By-Laws shall bar any unit owner or his family from the use of the common elements and subject them to any liability imposed.

- a) The sidewalk, entrance, passage way, stairway must not be obstructed.
- b) All persons using the swimming pool do so at their own risk and abide by the rules and regulations stated at the pool area. Owners/residents may not exceed 5 guests (non residents) at the pool unless renting the clubhouse for a party due to pool capacity.
- c) No garbage cans or other articles shall be placed on balconies, patios or common elements used by all residents.
- d) All personal property shall be properly stored.
- e) No person shall allow anything to fall from the window, balcony or doors of the premises.
- f) No unauthorized person shall supervise or direct an employee of the Association.
- g) The parking facilities shall be used in accordance with the regulations adopted by the Association. (See OC 112-113.)
- h) No sign, advertisement; notice or other lettering shall be exhibited, inscribed, painted or affixed in or upon any part of a condominium unit or property that is visible from outside.
- i) No inflammable, combustible, or explosive fluid, chemical, or substance shall be stored or kept in any unit except those required for normal household use.

- j) All garbage and trash shall be properly disposed of.
- k) Each unit owner who plans on being away from his unit during the hurricane season must prepare his unit prior to his departure.
- l) No commercial or business activity shall be conducted in any unit or on the condominium property. No unit owner may actively engage in any solicitation for commercial purposes nor shall any solicitor of a commercial nature be allowed on the condominium property without the prior written consent of the Board.
- m) There is no swimming and/or boating permitted in or on the waterbodies.
- n) Hurricane shutters must be removed within a week after the storm.

LIENS AND TAXES

All liens against a condominium unit, other than for permitted mortgages, taxes or special assessments, shall be satisfied or otherwise removed within ten (10) days of the date of the lien attaches. All taxes and special assessments upon a condominium unit shall be paid at least thirty (30) days before becoming delinquent or as provided in the Declaration, or the By-Laws, whichever is sooner. A unit owner shall give notice to the Association of every lien upon his unit, other than for permitted mortgage, taxes and special assessments, within five (5) days after the attaching of the lien.

In the event of any conflict between the By-Laws, or from time to time amended or adopted, and Declarations of condominium, the Declarations shall prevail.

PARKING / TOWING

All parking spaces are restricted to use of residents and their guests. Violations of any Pine Ridge at Lake Tarpon Village III parking rule will subject the violator to having his/her vehicle towed at his/her expense. Repeat violations negate any requirement for a 24 hour notification. (Rules amended by Board vote on January 17, 2019)

PARKING PERMITS FOR GUESTS

Each owner will be provided with two parking permits to be placed on dashboards of visitors while parked at Pine Ridge III so that towing notices will not be erroneously placed on the cars/cars will not be towed. The permits will be administered in the same manner as pool keys (provided to owners at time of purchase and there will be a \$50 replacement fee to cover printing and administration for replacing them). Owners of rental units will have the same responsibilities to provide the passes to renters and retrieve them upon cessation of lease as they do with pool keys.

FURTHER RULES AND REGULATIONS

The Association may promulgate Rules and Regulations concerning the use of the condominium property. Said additional Rules and Regulations shall have effect, upon posting in a conspicuous place on the condominium property, and shall have the dignity of By-Laws.

PETS

One (1) domestic pet or animal may be kept or harbored on the condominium property or unit so long as such pet or animal does not exceed twenty-five (25) pounds in weight and does not constitute a Nuisance. No pet shall be allowed outside of a unit except on a leash. All pets shall defecate only in the "pet walking" areas on the condominium property for such purposes. The unit owner shall clean up all such matter created by his pet.

Notwithstanding anything contained herein to the contrary, seeing eye dogs shall be governed by the restrictions contained in these By-Laws.

BIRD FEEDERS AND DEER FOOD

Bird feeders and other wild animal feed are prohibited on the premises to maintain the integrity of our homes. No feeding of any wildlife is permitted in the association.

GRILLS

In accordance with both our Bylaws and FL Fire Code, PRIII amends our Rules to abide by Sections 10.10.6 thru 10.10.6.3 of the FL Fire Code.

The code is as follows:

10.10.6 Cooking Equipment. 10.10.6.1 For other than one or two family dwellings, no hibachi, grill or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any balcony, under any overhanging portion, or within 10 feet of any structure.

10.10.6.1.1 Listed electric, portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar apparatus shall be permitted.

10.10.6.2 For all other than one and two family dwellings, no hibachi, grill or other similar devices used for cooking shall be stored on a balcony.

10.10.6.3 Listed equipment permanently installed in accordance with its listing, applicable codes, and manufacturer's instructions shall be permitted.

Section 11.3 (m) No cooking shall be permitted nor shall any goods or beverages be consumed outside of a unit expecting in areas designated for those purposes by the Association. No cooking or fires shall be permitted on patios or balconies.

Section 11.3 (n) No inflammable, combustible or explosive fluids, chemicals, or substance shall be kept in any Unit, except those required for normal household use. All grills must be 10 feet from any structure, including overhangs, when in use.