Lindsford Master Homeowner's Association, Inc.

Lease Application

8840 Terrene Court, Suite 102 Bonita Springs, FL
34135 (239) 454-8568
Fax: (239) 454-5191

Lindsford Master Homeowner's Association, Inc.

C/O Pegasus Property Management
8840 Terrene Ct #102
Bonita Springs, FL 34135
Office: 239-454-8568
Leases@Pegasuscam.com

LEASE APPLICATION

PHASE I & II

(PHASE II APPLICANTS ONLY SUBMIT LINDSFORD NEIGHBORHOOD II HOA APPLICATION)

Please submit application at least 20 days prior to lease date.
Leases must be a minimum of 30 days. No unit may be rented more than 4 times a year.

ATTACH THE FOLLOWING – PHASE I ONLY:

- **Copy of Lease Contract**
- **$150 non-refundable Application Fee -** Each tenant over the age of 18 will receive an email to complete the background check. Make sure the email address below is legible**.**
- **$50 non-refundable Background Check Fee for each applicant and all occupants over 18**
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**

I (We) hereby apply for approval to lease:

Names: _____

Rental Unit Address: _____

Lease Term Start Date: _____ End Date: _____

Realtor: _____ Phone: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: _____
2. Full name of Co-Applicant: _____
3. Home Address: _____
4. Email Address: _____
5. Telephone: Home: _____ Mobile: _____ Work: _____
6. Applicant Employer: _____

   Position Occupied: _____
7. Co-Applicant Employer: _____

Position Occupied: _____

8. The homeowner's documents of Lindsford Master Association provide an obligation of homeowners that all homes are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the home regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. Person to be notified in case of emergency: _____

   Address: _____Phone: _____

10. Reference 1: _____
    Reference 2: _____

11. Make of automobile(s) / year / license number: _____
    Make of automobile(s) / year / license number: _____

12. Name of Current Unit Owner: _____

13. I/We are aware of and agree to abide by the Governing Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Homeowner's Association Documents). Property Management does not provide Association Documents.

14. I/we understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, in accordance with the Documents and the Rules and Regulations of the Association.

15. I/we understand that pursuant to Florida Statute 718.166(11), "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the home in the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the homeowner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the homeowner."

    Should the Lindsford Master Association Homeowner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Lindsford Master Association to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

Applicant	**Date**
Co-Applicant	**Date**

[ ] Applicant(s) Approved **[ ] Applicant(s) Disapproved**

Board Member / Property Manager	**Date**

Mailing Address: Pegasus Property Management
8840 Terrene Ct., Suite 102
Bonita Springs, FL 34135-9533

Office Number: (239)454-8568

Association Manager: Ashley S. Wamble, CAM ((Lindsford Master))
Ashleyw@pegasuscam.com

Sale/Lease Coordinator - Jennifer
Email: jennifer@pegasuscam.com

LINDSFORD MASTER ASSOCIATION, INC.
VEHICLE REGISTRATION for RFID DECALS

Homeowner / Tenant:_____ Address:_____Email:_____
(Please Circle One)

Additional Emails:_____

Vehicle 1: Make_____ Model_____ Year_____ Color_____ Lic. Plate_____ Decal_____

Vehicle 1: Make_____ Model_____ Year_____ Color_____ Lic. Plate_____ Decal_____

Vehicle 1: Make_____ Model_____ Year_____ Color_____ Lic. Plate_____ Decal_____

Vehicle 1: Make_____ Model_____ Year_____ Color_____ Lic. Plate_____ Decal_____

RFID Decals are $15 each. **PROX Cards are $20 each.** **Please make checks payable to: LINDSFORD MASTER ASSOCIATION**

I agree that I am solely responsible for any and all vehicles entering the Lindsford premises using the above noted RFID Decal numbers to access the entry gates. I further agree that I am liable to the Lindsford Master Association for any damage or liability caused as a result of the misuse, negligence, and/or intentional acts of my tenants, contractors, subcontractors, licensees, invitees, family members, and guests.

Signature:_____ Date:_____

Print Name:_____

Tele-Entry Information (for Callbox / Guest Entry):

Name: _____ Ph: _____ Prox Card:_____

Name: _____ Ph: _____ Prox Card:_____

Name: _____ Ph: _____ Prox Card:_____

Name: _____ Ph: _____ Prox Card:_____

PLEASE SUBMIT FORM & FEES TO: Pegasus Property Management, 8840 Terrene Ct. #102, Bonita Springs, FL 34135

POOL RULES

250602_Rev Dated

- NO FOOD OR BEVERAGES IN THE POOL OR ON THE WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL DECK FOR POOL PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED POOL AREA.
- BATHING LOAD: 73 PERSONS.

POOL HOURS: DAWN TO DUSK – NO NIGHT SWIMMING

- SHOWER BEFORE ENTERING THE POOL.

POOL MAX. DEPTH: 5 FEET

NO DIVING

- WARNING: NO LIFEGUARD – SWIM AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
- KEEP WET DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- NO SMOKING OR VAPING.

SPA RULES

250602_Rev Dated

- MAXIMUM WATER TEMPERATURE 104 DEGREES (40 DEGREES CELCIUS).
- MAXIMUM USE TIME 15 MINUTES.
- CHILDREN UNDER 12 YEARS OF AGE MUST HAVE ADULT SUPERVISION.
- PREGNANT WOMEN, SMALL CHILDREN, PEOPLE WITH HEALTH PROBLEMS AND PEOPLE USING ALCOHOL, NARCOTICS OR OTHER DRUGS THAT CAUSE DROWSINESS SHOULD NOT USE SPA WITHOUT FIRST CONSULTING A DOCTOR.
- NO FOOD OR BEVERAGES IN THE SPA OR ON THE WET DECK. COMMERCIALLY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE SPA DECK FOR SPA PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED SPA AREA.
- BATHING LOAD: 9 PERSONS.

MAXIMUM DEPTH: 3’ 4”

SPA HOURS – DAWN TO DUSK – NO NIGHT USAGE.

- SHOWER BEFORE ENTERING THE SPA.
- WARNING: NO LIFEGUARD – USE SPA AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- KEEP SPA DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.

LINDSFORD FITNESS CENTER RULES

FITNESS CENTER IS UNDER CAMERA SURVEILLANCE

Hours: 5:00 a.m. – 11:00 p.m.

Turn off TVs when leaving center

1. Exercise at your own risk. **The Association shall not be responsible for any accidents or personal injury.**
2. No one under 16 years of age is allowed in the Fitness Center. (Small children are to be in the Kiddie Room) Be considerate of others and clean up the Kiddie Room after you are finished.
3. Shirt and shoes are required at all times. **NO bare feet, flip flops, or crocs. NO bathing suits allowed in the Fitness Center.**
4. Equipment must be wiped down with wipes after each use.
5. Each piece of equipment may be used for a maximum of 30 minutes per person, if someone is waiting on that machine.
6. No food or drinks in the Fitness Center. Only plastic water bottles are permitted – **NO GLASS**
7. No playing or jumping on equipment. Horseplay, profanity, disruptive conduct, and indiscreet behavior at the fitness facilities are strictly prohibited.
8. No music or similar media playing devices are to be used in the Fitness Center, unless earphones are used.
9. No cell phone use in the fitness facility.
10. No professional (paid) training or fitness classes are permitted in the Fitness Center unless by prior written approval from the Board of Directors.
11. No smoking. No alcohol.
12. Report any damaged or non-working equipment to the Property Manager.
13. No bicycles are to be brought into the Amenities Center, they must be left in the bicycle rack outside.

Repeated violations of these rules are subject to denial of access to the Fitness Center.

The Association is not responsible for loss, damage, or theft of personal items brought into the building.

Any activities not covered in the above should be cleared with the Board of Directors.

PARKING POLICY for PHASE I & II AMENITIES CENTER

The parking lot at the Amenities Center is private property, owned and maintained by the Lindsford Master Association for the benefit of its members. <u>This lot is intended to provide parking for residents</u> <u>while they use the Amenities Center</u>. There are 45 spaces in this parking lot, four of which require a Florida disability parking permit. There are 717 households in Phase I & II that are entitled to park in the lot while using the Amenities Center. This lot is not intended to provide "overflow" or "alternative" parking or long-term storage for vehicles that should be parked in the owners' garages or driveways as provided in the Covenants. Do not leave a vehicle parked at the Amenities Center when you are not using the Amenities Center unless you have a permit. Residents have been unable to park in the lot to use the Amenities Center because of vehicles parked in the Center lot for extended periods of time. This Policy is intended to address these parking concerns and may be revised as necessary by the Board of Directors.

Parking in the Amenities Center lot while using the Center is available on a first-come-first-served basis. Overnight parking in the Amenities Center parking lot, however, is by permit only. This lot is available for overnight use, for example, when you have more guests visiting than you have parking spaces in your garage and driveway, or if you are having your driveway cleaned and sealed. The maximum time limit for an overnight parking permit is seven (7) consecutive days. Permits are not renewable on an ongoing basis, but residents may re-apply for an additional seven (7) day period if they still have unused "permits" available. Use of the overnight parking permit is limited to four (4) times per street address in each calendar year, unless otherwise approved in advance by the Board of Directors for extenuating circumstances.

Campers, boats, trailers, recreational vehicles and commercial vehicles of any kind (as defined in the Declaration of Covenants) may not be parked in the Amenities Center

parking lot at any time. These trailers, recreational and commercial vehicles must be parked within an enclosed residential garage or parked in off-site storage, as per the Covenants. They are subject to towing if parked in the Amenities Center parking lot. Commercial vehicles belonging to vendors performing services at the Amenities Center may park in the lot as needed.

Vehicles that are parked without a permit in the Amenities Center parking lot after the Amenities Center closes at 11:00 pm are parked illegally and will be tagged with a Violation Notice and recorded. In accordance with City of Fort Myers ordinances, if the vehicle remains in violation for twenty-four (24) hours, or if it is found illegally parked again in the Amenities Center parking lot within fourteen (14) days, it is subject to towing and removal at the vehicle owner's sole expense. Information about the towing company is posted at each entrance to the Amenities Center parking lot.

Subject to the terms of this policy, overnight parking permits are free and may be obtained from Pegasus by calling 239.262.1396 or by sending an email to Ashley Wamble (ashleyw@pegasuscam.com). The parking permit (a hangtag for the rear-view mirror) must be displayed so that the number and expiry date are clearly visible from the outside – otherwise, the vehicle will be considered to have an invalid or missing parking permit.

Approved: __March 17, 2022__

Board of Directors, Lindsford Master Association

KIDDIE ROOM ETIQUETTE

This room is a convenience for your little ones while you are working out in the fitness room; please be considerate of this area. Please clean up after your child/children when you are leaving this area.

Please no food or juices in this room.
Please do not allow crayons in this room.
Please turn TV off when leaving this room.
Do not bring strollers into this area, strollers to stay in lobby.

*Any damage done to the room, including the TV, will be paid for by the homeowner responsible.

LINDSFORD MASTER HOA
Rules and Regulations

GOLF CART POLICY

Golf carts are allowed in the community provided they are:
Registered with the Management Company
Show proof of insurance
Operators must hold a valid driver's license
Operators must obey all traffic laws, speed limits, and stop signs, etc.
Carts must have operational head lights and tail lights
There is no standard color required.

LINDSFORD
FORT MYERS, FLORIDA

LINDSFORD MASTER ASSOCIATION, INC.

Who You Gonna Call?

Updated 1.29.2026

The community is divided into three (3) phases or neighborhoods, with different Boards and service providers, so please keep this in mind. The Master Association and the Neighborhood Associations have different roles and responsibilities and are funded by separate quarterly assessments. The associations' Property Management contacts are as follows:

Lindsford Master Association: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568
Lindsford Neighborhood I HOA: Compass Rose Mgmt. – Erin Houston, Senior CAM – (239) 309-0622
Lindsford Neighborhood II HOA: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568
Lindsford Neighborhood III HOA: Rizzetta & Company – Nicole White, LCAM – (239) 936-0913

1. Cable TV/Internet: There are several providers, a couple of options are CenturyLink: 800-788-3600; Comcast/Xfinity: 800-934-6489
2. Cleaning within the Amenities Center: Master Association, contact Pegasus Property Management
3. Community Room Rental: Master Association, contact Pegasus Property Management
4. Locker Rooms/Restrooms/Showers: Master Association, contact Pegasus Property Management
5. Exercise Room / Kiddie Room: Master Association, contact Pegasus Property Management
6. Board of Directors for Neighborhood HOA & Master Associations: A list is provided on the Lindsford Master Association website under "Property Management" (https://lindsfordhoa.com).
7. Board of Directors' Emails for Lindsford Master Association: President@lindsfordhoa.com, VicePresident@lindsfordhoa.com, Secretary@lindsfordhoa.com .
8. Emergency Number for Master Association: Ashley Wamble - (239) 454-8568
9. Entry Gate Not Working: **Phase I & II Entry** – Master Association, **contact Pegasus Property Mgmt**., **Phase III Entry** – Lindsford Neighborhood III HOA, **contact Rizzetta & Company**.
10. Fountain Not Working: Master Association, contact Pegasus Property Mgmt.
11. Irrigation Issues & Landscaping Questions/Concerns: **Residential – Contact your Neighborhood HOA Property Manager** (*Lindsford Neighborhood II – Create a Work Order for Sunrise Landscape on the Lindsford II website: https://lindsfordhoaii.com*), **Common Area - Master Association, contact Pegasus Property Mgmt**.
12. Temporary Parking Permit for Amenities Center: Master Assoc., contact Pegasus Property Mgmt.
13. Questions/Concerns Regarding Outdoor Amenities (bocce ball, tennis, basketball, tot-lot): Master Association, contact Pegasus Property Mgmt.
14. Speeding, Traffic, Prowler Concerns: **Fort Myers Police, non-emergency line: 239-321-7700**
15. Street Repairs (potholes, etc.): Master Association, contact Pegasus Property Mgmt.
16. Street Signs, Traffic Signs, & Crosswalks: Master Association, contact Pegasus Property Mgmt.
17. Streetlight Not Working: **Florida Power & Light** – https://www.FPL.com (need number on light post)
18. Swimming Pool or Spa Questions/Concerns: Master Association, contact Pegasus Property Mgmt.
19. Trash Service: City of Fort Myers – 239-321-8050
20. Utility Billing: City of Fort Myers – 239-321-8100 (24 hr)
21. Water Meter Leak: City of Fort Myers – 239-321-8100 (24 hr)
22. Warranty Repairs on Home: D.R. Horton – 239-225-2600 (https://www.drhorton.com/contact-us-page)
23. City Council Representative: Phase I, II, & III – Ward 3: Terolyn Watson – 239-321-7003
24. City Council Representative: **for Crofton Ct. ONLY** – Ward 2: Diana Giraldo – 239-321-7002

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