

Village Place Condominium Association
Blue Mountain Beach Master Association

Golf Cart Parking Space Lease Agreement

(Six passenger and oversized golf carts may not be approved. Confirm space availability before purchase. The Village is not obligated to provide golf cart parking in the Village)

This is a legally binding contract.

THIS LEASE made this _____, 202__, between **Blue Mountain Beach Master Association** and owner who owns/rents property located at

_____.

Owner or Long-Term Renter name _____.

Your Golf Cart Parking Space is located within the Village at Blue Mountain Beach, Santa Rosa Beach, FL 32459. The space number is _____. (This information will be sent via return email when a space is assigned.)

1. **TERM:** This lease is for a term of **12 months commencing on January 1, 202__** and ending on **December 31, 202__**.
2. **SUBMISSION DATE:** Applications may be submitted beginning November 1st. The last day for application submission is December 20 each year.
3. **RENEWAL:** This lease will automatically renew unless cancelled by the Owner in writing 60 days prior to the renewal on January 1 of each year.

RENT for Property Owners/Long term renters: Owner agrees to pay the Association the sum of \$200 per year due and payable on the 1st of December. ***The rental amount may increase if the estimated electric use is greater than projected.*** Checks should be made payable to Blue Mountain Beach Master Owners Association and mailed to Association Management Services, 2441 US Hwy 98 West, Ste 101, Santa Rosa Beach, FL 32459.

5. **VIOLATIONS:** An Owner who violates any of the terms of this agreement is subject to immediate termination of the lease and potential removal of the golf cart from the Blue Mountain Beach Property. Owner is responsible for all costs for the removal/storage of the golf cart plus any legal and administrative fees incurred.
6. **REPORTING VIOLATIONS:** Because of the limited number of charging stations for golf carts, it is anticipated that some guests may attempt to use the golf cart parking area. Owners are asked to report any golf cart observed in the golf cart parking area that does not have a visible decal. It costs everyone if non-paying persons are allowed charge their golf cart at our facility. Please call Nikki at 850-231-6004. If no answer, leave a message with the space number. In addition, the Village has a periodic patrol of the golf cart parking area to ensure only registered golf carts are using the assigned space.

7. REGULATIONS: Following are the rules and regulations for golf carts to be used within the Village. Additional regulations may be added.

- a. By Florida law, only licensed drivers are allowed to operate the golf cart. Operators between ages of 15 and 18 must have a learner's license and be accompanied by an adult. Those over 18 need only provide a valid picture ID.
- b. Golf carts must enter and exit the golf cart parking area from the cart path adjacent to the pool.
- c. Golf carts must not be operated in a reckless manner or in any area not designated for golf cart travel.
- d. Golf Carts may not be parked on Village Blvd at any time.
- e. Golf carts have to be maintained in good working order and meet the Florida code (to include valid state plate and registration expiration date) for street legal golf carts.

9. OWNER AND VEHICLE INFORMATION:

Owner Name _____

Mailing Address _____

Village Address _____

Phone number: _____

Cart Description:

Make: _____ Color : _____

Registration Number _____

Insurance Company _____ Policy Number _____

State License: _____ Renewal date: _____