**Village Place Condominium Association
Blue Mountain Beach Master Association**

**Golf Cart Parking Space Lease Agreement
(Six passenger and oversize 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. If not understood, seek competent advice.

**THIS LEASE** made this \_\_\_\_\_\_\_\_\_\_, 202\_, between **Blue Mountain Beach Master Association**(hereafter referred to as Lessor and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (hereinafter referred to as Lessee.).

Lessee owns/rents property located at \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Property Owner or Long Term Renter \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

That in consideration of the representations made in the application filed by the Lessee and the conditions and covenants herein set forth, the Lessor hereby leases to the Lessee the following described property.

**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 the 1** **day of January, 202\_** and ending on **31st day of December, 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 lessee in writing 60 days prior to the renewal on January 1 of each year.
4. **RENT for Property Owners/Long term renters:** The Lessee agrees to pay the Lesser the sum of $175 (electric cart) or $150 (gasoline cart) 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. **OCCUPANCY:** The Lessee agrees that the reserved golf cart parking space will **ONLY** be used by the registered golf cart. **At no time will the lessee allow another golf cart user to occupy or use the electrical services of his/her space. Lessee will not allow Short Term Renters to use their assigned space or their golf cart**. **If an owner wishes to allow STRs to use their golf cart, a written request must be submitted to the Board, Owners who allow STRs to use their carts are subject to immediate lease termination, and the golf cart will not be allowed in the Village.** The Lessee agrees that the above demised premises

cannot be assigned or sublet by said Lessee either.

1. **VIOLATIONS:** A lessee who violates any of the terms of this agreement is subject to immediate termination of the lease, and removal of the golf cart from the Blue Mountain Beach Property. Lessee is responsible for all costs for the removal/storage of the golf cart and any legal fees incurred to enforce this agreement.
2. **REPORTING VIOLATIONS:** Because of the scarcity of charging stations for golf carts, it is anticipated that guests may attempt to use the golf cart parking area. Lessees are asked to report any golf cart that is 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 arranged for a patrol of the golf cart parking area to ensure only registered golf carts are using it.
3. **GOLF CART REGULATIONS:** The following are the rules and regulations for golf carts to be used within the Village at Blue Mountain Beach. Additional regulations may be added.
4. Golf carts may only enter the golf cart parking area from the road adjacent to the pool.
5. Golf carts will not be operated in a reckless manner or in any area not designated for golf cart travel.
6. Golf Carts may not be parked on Village Blvd at any time.
7. No unlicensed drivers will be allowed to operate the golf cart.
8. Golf carts will be maintained in good working order and meet the Florida code for street legal golf carts.
9. Golf carts may not be used by Short Term Renters without written Board approval.

**9. OWNER AND VEHICLE INFORMATION:**

Owner Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Mailing Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Village Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Vehicle Description:
Make: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Color : \_\_\_\_\_\_\_\_\_\_\_

Registration Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Insurance Company \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Policy Number\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

State License: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Renewal date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_