

*Villas of Lake Arbor, Clearwater, Florida*

**TENANT / LEASE APPROVAL**

***TO OBTAIN TENANCY APPROVAL IN A VILLA/CONDOMINIUM OWNED BY ANOTHER***

**NO OWNER MAY LEASE A UNIT FOR THE INITIAL 24 MONTHS OF OWNERSHIP**

Applications for owner leasing or for adding tenants are available to Villas of Lake Arbor property owners, the owner's Power of Attorney, or the owner's management company representative only - current or future tenants/lessees cannot begin the application process. Applications are available online at WWW.VOLAHOA.NET or by emailing the Property Management Company at kmorris@resourcepropertymgmt.com. If you received an application from another source, make certain you are using the most recent version which is always available from our website. Any older version received will be returned to the applicant since we will be unable to process the transaction.

***ALL APPLICATIONS MUST BE PRINTED SINGLE-SIDED***

The following documents must be submitted and reviewed prior to application being complete:

1. A **copy** of the lease agreement that will be retained by Villas of Lake Arbor Community Association, Inc. (or its management company).
  - a. Each tenant/lessee (or their Power of Attorney) must sign the lease.
  - b. Owners and tenants/lessees should retain a copy of the lease.
2. Complete Tenant / Lease Application.
  - a. Co-applicants not related by marriage must submit individual applications.
  - b. Each tenant /lessee (or their power of attorney) must sign the application.
3. Submit your fully completed application(s) to include all twelve (12) pages, a valid government issued photo ID for each applicant, and \$25 background check fee for each applicant, via one of the following methods:

- A. Mail the documents via USPS, FedEx, or UPS to:

Villas Of Lake Arbor  
c/o Resource Property Management  
28100 US HWY 19 N., Suite 200, Clearwater, FL 33761

- B. Email **Entire Application Packet** to kmorris@resourcepropertymgmt.com. All documents must be legible and original size – please verify the quality of any documents before emailing to us.

***INCOMPLETE APPLICATIONS WILL BE RETURNED - PLEASE VERIFY YOUR INFORMATION***

4. All Tenants/Lessees not related by marriage must submit a separate application packet.
5. OWNER/LANDLORD shall carefully read the twelve (12) statements listed on pages two and three (2 & 3) of this application. If all applicants understand and accept each of the statements, then all applicants must initial each statement.
6. The application will not be processed until all other requirements including initials have been met and received by Resource Property Management.

## **TENANT / LEASE APPROVAL**

**TO OBTAIN TENANCY APPROVAL IN A VILLA/CONDOMINIUM OWNED BY ANOTHER**

**ADDRESS Of Property to be Leased/Occupied (If A Condominium, Include Unit Number):**

Address: \_\_\_\_\_

Owner(s) Name \_\_\_\_\_

Home Address \_\_\_\_\_

Phone No. \_\_\_\_\_ Email \_\_\_\_\_

### **OWNER/LANDLORD CONFIRMATIONS:**

**Please Initial Below To Acknowledge That I/We Understand And Agree To The Following:**

1. All occupants must be fifty-five (55) years of age or older.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
2. Any reference to assignments, subletting, holdover by lessee, and month-to-month leasing are not permitted and must be crossed out on your lease. These changes must be initialed by the owner and the tenant/lessee.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
3. Any handwritten changes to the lease must be initialed by the owner and the tenant/lessee.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
4. No display of signs are permitted or are to be referenced in your lease. Please cross out and initial.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
5. The lease must include the start and end dates of the lease period. No month-to-month leases are allowed.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
6. All leases must be for a minimum of one (1) year for all units.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

**\*\*ALL INCOMPLETE OR INACCURATE PAPERWORK WILL BE RETURNED TO THE OWNERS \*\***

**OWNER/ LANDLORD AFFIDAVIT**

As an owner you are about to render an affidavit to the VILLAS OF LAKE ARBOR COMMUNITY ASSOCIATION INC. that the information you have given herein is truthful.

You attest that it is not your intention to mislead or give falsified information. Please initial below to acknowledge that you understand and agree to the following:

1. I/We have provided the tenant/lease applicants(s) with a copy of all of the Rules and Regulations, Declarations and Covenants, and By-Laws, and any amendments or revisions, of the Villas of Lake Arbor Community Association Inc. and I/we understand that I/we am/are responsible for their compliance with the rules as a condition of occupancy.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
2. I/We understand that using the villa/condo in any short-term shared or “interval ownership” manner between related or unrelated parties is prohibited.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
3. I/We have informed our tenant/lessee that they should carry renter’s insurance to cover their personal belongings.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
4. I/We have informed the Tenant/Lessee that they need to abide by the Rules of the Villas Of Lake Arbor and/or the Rules of the Condominium & Regulations (attached as pages 7 through 12) in effect within the terms of the lease agreement.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
5. I/We have informed the Tenant/Lessee that they need to abide by the Pet Agreement on Page 6 attached hereto.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_
6. I/We understand that ALL HOA and/or CONDO fees remain the responsibility of the Owners/Landlord.  
Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

**AS AN OWNER, I/WE HAVE LEASED THIS UNIT FOR A MINIMUM OF ONE (1) Year.**

In the event that you did in fact obtain a lessee for less than the required term, but spread the payments to appear to be the full required term, this is falsification and misrepresentation. Nobody other than a lessee approved in writing by the Association may occupy the unit during the term of the lease. I/We are the owner(s) of \_\_\_\_\_ and hereby attest that the lease submitted complies with all Association requirements.

\_\_\_\_\_  
*Owner Signature*

\_\_\_\_\_  
*Spouse/Co-Owner Signature - IF ON THE DEED*

\_\_\_\_\_  
*Print Name*

\_\_\_\_\_  
*Print Name*

*Villas of Lake Arbor, Clearwater, Florida*  
**TENANT/LESSEE'S RESPONSIBILITY TO COMPLETE**

Formal registration cannot be completed until **ALL** information listed below and on the next page has been completed.

**PLEASE PRINT**

Applicant

Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Spouse

Name \_\_\_\_\_ Phone \_\_\_\_\_ Email \_\_\_\_\_

Current Mailing Address:

Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**EMPLOYMENT**

Is Tenant/Lessee #1 currently:      Employed: \_\_\_\_ Yes or \_\_\_\_ No      Retired: \_\_\_\_ Yes or \_\_\_\_ No

Is Tenant/Lessee #2 currently:      Employed: \_\_\_\_ Yes or \_\_\_\_ No      Retired: \_\_\_\_ Yes or \_\_\_\_ No

**EMERGENCY CONTACTS**

***(ONE IS REQUIRED – PLEASE PROVIDE ALL INFORMATION REQUESTED)***

Name \_\_\_\_\_ Relationship \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip code \_\_\_\_\_ Telephone \_\_\_\_\_

***PLEASE NOTIFY THE PROPERTY MANAGER OF ANY CHANGES DURING OCCUPANCY***

*Villas of Lake Arbor, Clearwater, Florida*

**TENANT/LESSEE'S AFFIDAVIT**

Please initial below to acknowledge that you understand and agree to the following:

1. I/We state the information provided in this application is given voluntarily and is true. I/We agree that Villas of Lake Arbor Community Association Inc. may investigate my/our application for purposes that may help determine approval to lease at Villas of Lake Arbor.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

2. I/We have read and agree to abide by the Rules and Regulations, Declarations and Covenants, and By-Laws, and any amendments or revisions, of the Villas of Lake Arbor Community Association Inc.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

3. I/We understand there are severe risks if I/we elect not to obtain renter's insurance on my/our personal property during my/our lease term.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

4. I/We have read and agree to abide by the Rules of the Villas Of Lake Arbor and/or the Rules of the Condominium & Regulations (attached as pages 7 through 12) in effect within the terms of the lease agreement.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

5. I/We have read and agree to abide by the Pet Agreement on Page 6 attached hereto.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

6. I/We acknowledge All person residing in the unit will be **55 years of age or older**.

Initial 1: \_\_\_\_\_ Initial 2: \_\_\_\_\_

\_\_\_\_\_  
Tenant/Lessee Signature

\_\_\_\_\_  
Spouse/Co-Tenant/Lessee Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**FOR ASSOCIATION USE ONLY:**

**BELOW FOR ASSOCIATION USE ONLY**

Date \_\_\_\_\_

Tenant Lease Application Approved by: \_\_\_\_\_  
Villas Of Lake Arbor HOA Board Member Approval

**PET APPLICATION / AGREEMENT**  
**VILLAS OF LAKE ARBOR ASSOCIATION, INC.**  
**FOR VILLAS, CONDOMINIUMS A, B AND D ONLY**

## Tenant Lease

## **If You Are Leasing A Villa, Please Read And Sign These Rules And Regulations For A Villa.**

### **VILLA RULES AND REGULATIONS**

The following rules and regulations have been adopted by the Association and are required to be observed by all residents and guests. Provisions for their strict enforcement are established in the Declaration to which these rules are attached.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the living unit.
2. The Association will be responsible for regular care and maintenance of the common areas and the front and side yard areas of each lot. Any extraordinary maintenance to these areas caused by the negligence or misconduct of an occupant shall, however, be assessed against the lot owner. Owners shall be responsible to maintain the rear yard areas of their lots in a neat and sightly appearance at all times. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.
3. Occupants may make additional plantings within their respective lot areas, but maintenance and damage to such plantings shall not be the responsibility of the Association or its Management Contractor. No plantings may be made within the Common Area except by the Association or its Management Contractor.
4. Porches, patios and yards shall not be used for the storage of personal property, or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the living units. These areas must be kept in a clean and neat appearance at all times, whether or not they are enclosed.
5. Each living unit may be used as a residence for one (1) family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under the age of eighteen (18) are welcome in the community as guests not to exceed 21 days or nights per 12 month period, and there is no desire to restrict their normal activities. Nevertheless, children are required to observe the same restrictions as apply to adults, and adult residents with whom children are visiting will be held responsible for the children's observance of these rules and regulations.
6. No more than One Dog or One Cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances to determine its suitability to community living and the likelihood of disturbance to others. Any pet which disturbs, annoys, threatens or harms persons or damages property within the community shall be deemed a nuisance and may result in the Association requesting removal of the pet. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall so notify the owner, and he shall have two (2) weeks to remove the pet from the community. If he shall fail to do so, he shall be in violation of these rules and regulations and the Association shall thereupon have full authority to compel the eviction and removal of the pet by any lawful means. By keeping a pet within the community, the pet owner assumes full and total responsibility for all injuries, damages, costs and expenses caused by the pet to any part or to the Association property. Pets, including pets belonging to visitors, shall be leashed with the leash held by an individual and under control at all times while the pet is outside of the unit and within the common area and shall only be walked in areas designated by the Association for this purpose. Pet owners shall remove all excrement from these areas, as and when left by the pet and properly dispose of same. No other animals may be raised or kept by any owner, and no more than one pet may be kept by any owner. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.
7. No antennas may be installed upon the exterior of any buildings without the prior written consent of the Association and compliance with the applicable section of the Declaration of Covenants and Restrictions. Except as otherwise provided herein, no signs advertising or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall

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expressly apply to "For Rent" or "For Sale" signs. Notwithstanding the foregoing, the owner may place one professionally lettered, real-estate sign no larger than eighteen inches by twenty-four inches on the owner's property announcing an open house when a unit is for sale. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. Estate sale signs, no larger than eighteen inches by twenty-four inches, may be displayed only on Saturdays or Sundays and then only from 9:00 am through 5:00 pm on the day of the sale and are not allowed without prior Board approval. Only one sign in front of the Owner's unit is allowed. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. An estate sale constitutes a liquidation of an estate for one who is deceased. The installation of one satellite dish per household will be allowed and approved after the appropriate application is submitted to the Board of Directors of the Villas of Lake Arbor Association, Inc. The satellite dish may not exceed 18 inches in diameter and must not be installed on common grounds. All villas must attach the dish to their own unit; with responsibility of expenses belonging to the villa owner. The installation to begin after you have received the written reply of the approval.

8. Garbage and trash shall be disposed of only in areas designated for such by the Association. Garbage is to be put out the day of removal, not the night before. Unit owners are responsible for advising their contractors to remove all debris from the property at the end of each day. Community trash pickup is on Monday and Thursday outside of your unit. Dumpster pickup is Monday, Wednesday and Friday.
9. The Association has the exclusive authority to determine the exterior appearance of all Buildings. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Association. No exterior enclosures, storage sheds or other structures whatsoever may be installed in, or constructed upon, the lots or common areas.
10. The care and maintenance of the common areas has been contracted through a management contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor, or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the Common Areas shall be made to the Association or its Management Contractor in writing.
11. All official notices of the Association shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever, which purport or represent to be an official notice of the Association or its Management contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The Recreation Facilities within the common areas of the Villas of Lake Arbor must be used in a manner that will respect the rights of all community residents. Use of the Recreation Facilities will be controlled by rules and regulations issued from time to time by the Association and posted at the facilities.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their living unit. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licensees or invitees to park vehicles in the driveways or parking areas of other owners.

Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military



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vehicle. Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. A unit owner within the Villas of Lake Arbor may not lease his or her unit for the initial 24 months of ownership. After owning a unit for a period of 24 months, a unit may be leased in accordance with the following restrictions. In the event of a proposed lease of unit, the owner shall submit a copy of the lease and such other information as the Board may reasonably require for consideration and approval by the Board. Submission of all such information shall be at least fourteen (14) days prior to the inception of the lease. The Association shall approve or deny the proposed lease within fourteen (14) days of the submission date of the fully completed lease and application form and such other information as reasonably requested by the Board of Directors. The Association may consider a lessee's conduct with compliance with the governing documents and rules and regulations of the applicant's prior place of residence along with the applicant's criminal background. All leases shall be for a term of not less than one year. If a lessee vacates the unit prior to the end of the said one-year period, a new lease application will not be accepted unless written approval is given by the Board of Directors prior to the signing of the lease. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two year holding period.
15. No fences, walls or hedgerows may be constructed upon any lot without the prior written approval of the Board of Directors, except those which have been initially constructed by the developer.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration.

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Villas Rules and Regulations as stated.

**If You Are Leasing A Condominium, Please Read And Sign Rules And Regulations For A Condominium Starting On Page Ten (10).**

_____	Date: _____
Tenant/Lessee Signature	
_____	Date: _____
Tenant/Lessee Signature	
_____	Date: _____
Villas Of Lake Arbor HOA Board Member Approval Signature	

## **If You Are Leasing A Condominium, Please Read And Sign These Rules And Regulations For A Condominium.**

### **CONDOMINIUMS RULES AND REGULATIONS**

The following Rules and Regulations have been adopted by the Association to assure residents that the condominium property will be used in a manner providing the greatest benefit and enjoyment for all persons. These Rules and Regulations and are required to be observed by all residents and guests, and provisions for their strict enforcement are established in the Declaration of Condominiums and under the laws of the State of Florida.

1. Noise levels must be kept within acceptable standards at all times, and during the hours of 11:00 pm through 9:00 am. Conversation levels and volume levels of electronic equipment and musical instruments must be kept so that the same cannot be heard outside the apartment. **Check with your building board to see what type of floors you are allowed to have installed. All new floors must be approved by each condo building board before installation begins.**
2. Each occupant shall be required to maintain their apartment in good condition and repair at all times. Occupants are reminded that the grounds outside of the condominium are community property owned by the Villas of Lake Arbor Community Association and do not belong to the adjoining apartment owner. Occupants shall not store or otherwise leave their personal property lying around these grounds.
3. Occupants are not allowed to make any plantings on any grounds surrounding the condominium.
4. Porches, patios and courtyards shall not be used for the storage of personal property or for hanging or cleaning garments or other household items. No drying of laundry will be permitted outside of the apartments or in the courtyards or patios. Balconies and patio areas whether enclosed or not, must be kept in a clean and neat appearance at all times. **No storage of grills on patios or balconies.** Remove BBQ grills at least 10 feet away from the premises when in use. NFPA Code 1:10.10.6.1 requires that grills shall not be used on any balcony or within 10 feet of any structure.
5. Each apartment may be used only as a residence for one family containing no persons under the age of eighteen (18) years, and for no other purpose whatsoever. Children under such age are welcome in the condominium as guests not to exceed 21 days or nights per 12-month period, and there is no desire to restrict their normal activities.

#### **PET RULES FOR CONDOMINIUMS:**

##### **6A (2050 Lakeview Drive), 6B (2070 Lakeview Drive) and 6D (2020 Lakeview Drive)**

6. A dog or one cat or other domestic animal weighing not more than twenty-five pounds (25) at maturity may be permitted to be kept within each living unit upon written approval of the Association. In Granting or denying applications, consideration shall be given to the size and type of pet and other relevant circumstances, to determine its suitability to apartment living and the likelihood of disturbance to others. If the Association shall find any pet animal to be objectionable or detrimental to the rights and interests of other occupants, it shall have full authority to compel the eviction and removal of the pet by any lawful means. By keeping a pet within the condominium, the pet owner assumes full and total responsibility for all injuries damages, costs and expenses caused by the pet under command at all times while within the community property and shall only be walked in areas designated by the Community Association for this purpose. Pet owners shall remove all excrement from these areas as and when left by the pet. Pet owner will provide proof of compliance with state and local requirements for licensing and rabies vaccination.

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## **PET RULES FOR CONDOMINIUM:**

### **6C (2040 Lakeview Drive)**

6. As per Article VIII of the Declaration of Condominium document, no pets or animals of any kind shall live in permanent residence in Condo Building 6C.
7. No antennas may be installed upon the exterior of any building. Except as otherwise provided herein, no signs, advertising, or notices of any kind shall be displayed on the exterior of any living unit, nor shall the same be posted or displayed in a manner as to be visible from the exterior of any unit. This prohibition shall expressly apply to "For Rent" or "For Sale" signs. Open house signs may be displayed only on Saturdays or Sundays and then only from 1:00 pm through 4:30 pm on the day of the open house. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. Additionally, each unit owner may identify their living unit by a name plate of a type and size approved by the Association or its Management Contractor and mounted in an approved place. The installation to begin after you have received the written reply of the approval. Estate sale signs, no larger than eighteen inches by twenty-four inches, may be displayed only on Saturdays or Sundays and then only from 9:00 am through 5:00 pm on the day of the sale and are not allowed without prior Board approval. Only one sign in front of the Owner's unit is allowed. No balloons, streamers, or other ornamentation may be attached to the sign or to the signpost. An estate sale constitutes a liquidation of an estate for one who is deceased..
8. Garbage and trash shall be disposed of only in areas designated for such by the Association. Garbage is to be put out the day of removal, not the night before. Unit owners are responsible for advising their contractors to remove all debris from the property at the end of each day. Community trash pickup is on Monday and Thursday outside of your unit. Dumpster pickup is Monday, Wednesday and Friday.
9. The Condominium Association has the sole responsibility for the maintenance and repair of the apartment building, except for interior portions. No owner or occupant shall make any exterior repair, modification or painting without the prior written approval of the Condominium Association or the Management Contractor. No exterior enclosures, patios, storage sheds or other structures whatsoever may be installed in or constructed upon the common areas or within the patio areas or balconies.
10. The care and maintenance of the condominium property has been contracted through a Management Contractor. No owner or occupant shall attempt to direct, supervise or assert any control whatsoever over the employees of the Management Contractor or to otherwise interfere with the contractor's maintenance responsibilities. All requests for service, care and maintenance of the condominium property or the recreational areas shall be made to the Management Contractor in writing.
11. All official notices of the Association either shall bear the signature of an officer and the official seal of the Association, or in the alternative, the Management Contractor. No member shall make, circulate or post notices of any kind or type whatsoever which purport or represent to be an official notice of the Association or its Management Contractor. Notices of a social nature may be freely circulated. However, such notices must bear the signature of the party circulating the same, and such party shall be fully responsible for their contents.
12. The recreation facilities and common areas with the Villas of Lake Arbor community will be used in such manner as will respect the rights of all community residents. Use of the recreational facilities will be controlled by rules and regulations issued from time to time by the Community Association. In general, the use of the recreational facilities will be prohibited from Dusk to Dawn.
13. Commercial/recreational vehicles owned by a resident or vendor may not be parked overnight in VOLA. Occupants shall park their vehicles only in spaces or driveways which are available for use in connection with their condominium apartment. No occupant's vehicle shall be parked in the common roadways or in such a manner as to impede or prevent ready access to another occupant's parking space or driveway. Occupants must not permit their guests, tenants, licenses or invitees to park vehicles in the driveways or parking areas of other owners. Driveways, carports and parking areas are intended for parking of transportation vehicles and shall not be used for the storage of recreational vehicles, equipment or craft, or repair of servicing vehicles. No commercial vehicles shall be parked within the community, except for that reasonable time required to allow the owner or operator of the commercial vehicle to make a delivery, provide a service, or otherwise conduct their business transaction. A commercial vehicle is any vehicle that bears the name, logo, coloring, tools, stock or equipment reflecting the trade, business or occupation of the vehicle. The term 'commercial vehicle' does not include any governmental vehicle, emergency vehicle, or military vehicle.

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Commercial vehicles found in violation of the foregoing are subject to be towed from the property at the owner's expense after prior notice to the owner.

14. Each owner has the right to lease their apartment as he shall desire, provided that the proposed purchaser or tenant if first approved by the Condominium Association or its Management Contractor, and subject to the terms and conditions of the Declaration of Condominium. However, no condominium apartment may be rented for a period of less than one year's duration, and each new tenant shall be bound by all of the provisions of the Declaration of Condominium and Declaration of Covenants and Restrictions. An exception of the foregoing shall be in the case of inheritance from an owner. In such cases, the heir or beneficiary shall not be precluded from renting the unit for the initial two- year holding period.
15. The Association is granted the power to enforce all provisions of the Declaration and these Rules and Regulations directly against any tenant occupying a unit including the power to evict any tenant who fails to comply therewith.
16. The carport assigned to each unit, if any, shall be maintained in a good state of repair and appearance at all times by the unit owner. Failure to do so shall entitle the Association to all rights and remedies provided for in the Declaration..

I/We am/are aware of and agree to abide by the Villas of Lake Arbor HOA Condominium Rules and Regulations as stated.

**If You Are Leasing A Villa, Please Read And Sign Rules And Regulations For A Villa Starting Of Page Seven (7).**

\_\_\_\_\_  
Tenant/Lessee Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Tenant/Lessee Signature

Date: \_\_\_\_\_

\_\_\_\_\_  
Villas Of Lake Arbor HOA Board Member Approval Signature

Date: \_\_\_\_\_