



1778 Samurai Point Q-1 Lutz, FL 33558
813-948-6411
www.PLCA.ocks



GUEST POLICIES

We know you're excited to share Paradise Lakes with others; however, it's your job to help ensure our nudist community remains quiet, peaceful, and safe. Following the proper procedure for guests and visitors while ensuring your guests follow PLCA Rules and Regulations will make everyone's stay here an amazing one!

Regardless of how long your guests, visitors, or tenants are staying, and PRIOR TO THEIR ARRIVAL, we highly recommend checking in with the PLCA Office to ensure your guest(s) has/have not been banned from PLCA or Paradise Lakes Resort. We have had a series of guests / renters who are homeless, drug-addicts, and/or drifters who find an unsuspecting owner to rent from, use the unit for illegal activities, and then trash the unit. While on the property, they find another unsuspecting owner to rent from and destroy that unit as well. If your guest / visitor has not been banned, kindly take an extra pre-caution by ensuring your guests are not sexual predators or sex offenders, by looking them up on these free websites:

<https://www.nsopw.gov/>
<https://offender.fdle.state.fl.us/offender/sops/home.jsf>

GUESTS AND VISITORS (29 DAYS OR LESS)

Guests and visitors staying 29 days or less should complete the PLCA Guest / Visitor Form (see attached). There is no charge for the application. If the guest has a pet, the \$50 pet application fee applies, and the owner must provide a copy of their pet's vaccinations. This is for the safety of our residents.

LONG-TERM GUESTS / TENANTS (30+ DAYS)

MOVING IN LONG-TERM TENANTS PRIOR TO PLCA BOARD APPROVAL IS NOT ALLOWED.

Long-term guests / tenants must complete the following:

- 30+ Day Application
- \$150 Application Fee
- Join or submit proof of membership to a nudist organization
- Pet application, with current rabies vaccinations
- \$50 Pet application fee
- Background check
- PLCA Board Member Approval
- PLCA Orientation with a Board Member

RENTALS

OWNERS: Ensuring your short- and long-term guests follow PLCA Rules and Regulations is your job. PLCA requests when advertising your listing on sites like Airbnb or VRBO, to please mention that your unit is in a NUDIST COMMUNITY and to follow up with an email or phone call as many don't read the descriptions. We recommend only renting to those who have their IDs verified and greeting ALL guests upon check-in to verify their identification. Consider mentioning in your descriptions that your "condo association requires background checks."

VANGUARD MANAGEMENT GROUP, LLC.

10500 University Center Drive, Suite 190 ▪ Tampa, FL 33612 ▪ 813-930-8036 ▪ www.VanguardManagementGroup.com



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PLCA Guest / Visitor Form

Please print legibly or type all information. "N/A" in blanks, which are not applicable.
Please attach a copy of your driver's license or government-issued photo ID.

Date: _____ Unit: _____ Dates You'll Be Visiting: _____

Applicant #1 First / Last Name: _____

Street Address: _____ Street Address Line 2: _____

City: _____ State / Province: _____ Postal / Zip Code: _____

Phone #: _____ Email: _____

Driver License #: _____ State: _____ Address: _____

Vehicles Make: _____ Color: _____ License Plate: _____

Is your vehicle a commercial vehicle? Yes No Have you been to Paradise Lakes Before? Yes No

Will you be practicing social nudism when you're here? Yes No

Applicant #2 First / Last Name: _____

Street Address: _____ Street Address Line 2: _____

City: _____ State / Province: _____ Postal / Zip Code: _____

Phone #: _____ Email: _____

Driver License #: _____ State: _____ Address: _____

Vehicle: Make: _____ Color: _____ License Plate: _____

Is your vehicle a commercial vehicle? Yes No Have you been to Paradise Lakes Before? Yes No

Will you be practicing social nudism when you're here? Yes No

Pets (If Allowed): Dog _____ Breed: _____ Cat: _____ Breed: _____

Emergency Contact Person: _____ Phone #: _____

Realtor / Unit Owner Contact: _____

Applicant #1 Signature: _____ Applicant #2 Signature: _____

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PLCA Rules & Regulations Agreement, page 1 of 3

Today's Date: _____ PLCA Unit/Lot #: _____

Applicant Name #1: _____ Email: _____

Applicant Name #2: _____ Email: _____

***Read each section, then initial each blank.
Each resident in your household must sign this form.***

_____ **Social Nudism Requirement:** Paradise Lakes Condo Association is a nudist community. All owners, renters, and occupants are expected to practice "social nudism" and behave in a manner consistent with the principles of social nudism. I agree to respect the privacy rights of other residents and guests.

_____ **Sidewalk Usage:** I understand that sidewalks are for pedestrian use only. No motorcycles, bicycles, or golf carts are allowed on sidewalks. Golf Carts are ONLY permitted on the Island Condos sidewalks (Buildings T, U, V), and during golf cart parades.

_____ **Bicycles:** All bicycles must be registered with the PLCA office. They must be stored in bike racks or in my unit when not used. Bicycles stored in bike racks must be locked.

_____ **Pet Policy:** I understand that Renters are only allowed a maximum of one (1) pet per unit, with the unit owner's written consent. Owners are allowed a maximum of two (2) pets per unit.

_____ **All pets must be on a 6-foot leash and under your control when not in your unit. Pet owners are required to clean up after their pets.** Pet owners are encouraged to use designated dog walk areas (see map). The dog walk areas are located near the wooded area at the end of the "O" building and on the north side of the wall entrance to Phase 3. Pets that cause a nuisance are not permitted.

_____ **Restricted Dog Breeds:** PLCA does not allow residents to have the following dog breeds as pets:

- | | | |
|---------------------------|-------------------|----------------------------|
| a. Pit Bulls | f. Chows | k. Caucasian Mountain Dogs |
| b. Staffordshire Terriers | g. Presa Canarios | l. Beaucerons |
| c. Doberman Pinschers | h. Akitas | m. Boxers |
| d. Rottweilers | i. Wolf-hybrids | n. American Bulldogs |
| e. German Shepherds | j. Mastiffs | |

_____ **Wildlife Interaction:** I understand the potential danger of rabies in this county is real. Animals survive quite nicely without our help, so I will not feed any wildlife for their safety and mine. **Alligators and Sandhill Cranes are protected under Florida State Law. Anyone feeding or molesting these animals in any way is subject to penalties set forth by the State of Florida and Pasco County.**



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_____ **Noise:** I understand that no noises should disturb other residents, including pets. Quiet hours are as follows: Monday - Saturday, 11 pm to 8 am, Sunday 11 pm to 10 am.

_____ **Photography, Video Recording, or Drones:** There is **NO PHOTOGRAPHY OR VIDEO RECORDING ON THE GROUNDS, INCLUDING DRONES**, unless the subjects and/or the PLCA Board has granted prior permission.

_____ **Illegal Substances Policy:** I understand Paradise Lakes maintains a **ZERO-TOLERANCE DRUG POLICY**, and the use or sale of illegal drugs is not permitted.

_____ **BBQs & Grills:** I am not allowed to barbecue on the porches or balconies. Grills must be registered with the PLCA office, and my grill can be stored in the grill shed by the "E" building. I will only grill on the fun pads.

_____ **Storage:** I will not use my porch or balcony for storage.

_____ **Garbage & Dumpsters:** All garbage must be in securely tied trash bags. No household furniture, construction debris, hazardous materials, and/or appliances will be placed in or near the dumpsters. This includes but is not limited to, couches, sofas, chairs, bookcases, dressers, cabinets, mattresses, and box springs; electrical appliances and devices such as ovens, stoves, microwaves, toasters, refrigerators, water heaters, hot water tanks, propane tanks, televisions, radios, computers, monitors, and computer printers; plumbing items such as toilets and bidets. This is for the safety of our community and our environment.

_____ **I understand that by disposing of any of these items, I could be fined by PLCA according to Florida State Law for ILLEGAL DUMPING.**

_____ **Cardboard Recycling:** When recycling cardboard, I will break down and flatten my boxes before placing them in the dumpster so there is enough space for others to recycle their cardboard.

_____ **Building Modifications:** I agree to not make any permanent changes to the exterior of my building, fun pads, or common areas unless I file a modification request with the PLCA Office, AND receive notification that The Board approves my modification request of Directors.

_____ **The Boob-Tique:** Behind the E Dumpsters, we have a table where you can take your pre-loved, no-longer-needed, and fully functional items for donation. **I will not leave food, alcohol, beverages, sex toys, weapons, or any hazardous materials by the Boob-Tique.** Items left after 3 days will be discarded.

_____ **Smokers must either smoke inside their unit or on the Fun Pads where smoking is permitted. See PLCA map for designated smoking areas.**

_____ **There is no smoking near the grill shed (by Building E) due to the propane tanks stored there.**

_____ **I WILL NOT SMOKE ON THE BALCONIES, NOR WILL I ALLOW MY GUESTS AND VISITORS TO SMOKE ON THE BALCONIES.**



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_____ I agree to **ONLY** smoke in designated smoking areas.

_____ **Business Activities:** Renters and Owners are allowed to work from home so long as there is no visible business traffic or other business-related activities that could disrupt the lives of your neighbors.

_____ **Speed Limit & Stop Signs:** I understand that the speed limit throughout the community is 10 mph, and I will not drive faster than that. **I will stop at all stop signs and be mindful of pedestrians and golf cart traffic at all times.**

_____ **Parking:** I can only park my vehicle in designated parking spaces. **I understand that backing into parking spaces is strictly prohibited to help keep car exhaust from entering our buildings.**

_____ **I agree to contact the PLCA office if I leave my vehicle unattended for 2 weeks or longer. If I leave my vehicle unattended for a long time, I agree to park in a space not in front of or beside a building as a courtesy to those who live here full-time.**

_____ **Common Area Property Damage:** Fun Pads are cared for by community members, and items are often "gifted" by our residents. I am to be respectful of all items in the common areas and understand unit owner(s) shall be liable to the Association for damage to any common areas or elements caused by the unit owner(s), tenant(s), or guest(s).

_____ **EV Charging:** I understand that for safety and liability reasons, I am not allowed to run a cable from any condo unit to the parking lot to charge my EV.

_____ **EV Charging:** I understand that I am not allowed to charge my EV at the golf cart charging station across from the mailboxes, because those outlets are not designed to handle that much power.

_____ **Weapons:** I understand that no weapons are permitted in the common areas.

_____ **Sexual Activity:** Sex in PLCA common areas, including the dock between buildings C & D, is prohibited by Florida law. **I agree not to engage in sexual activities of any kind in PLCA common areas.**

I agree to abide by all PLCA Rules and Regulations.

Signature, Applicant #1

Signature, Applicant #2

Printed Name #1

Printed Name #2