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A BRIEF HISTORY OF PARADISE LAKES

Fred Bischoff, a minister, stockbroker, and realtor, lived at Lake Como Family Nudist Resort but dreamed of creating his own place. He wanted a place where members could have clothing options.

His dream became a purchase on April 11, 1980. A grand opening ceremony for Paradise Lakes was held on Aug. 16, 1980, featuring a water ski show, naked skydivers, and an open bar.

The original 42 acres grew to 72 acres, including a beach, a y-shaped pool, a whirlpool, three tennis courts, and a 4,000-square-foot clubhouse. At the time, the community's one-bedroom, one-bath units sold for \$24,000 each.

During this time, Bischoff became the president of his daughter's PTA, and his wife served as PTA president after him. He expanded Paradise Lakes by adding a new pool and clubhouse at the entrance, aptly titled Club Fred.

Bischoff decided to return to his roots as a minister, so he left the resort to open a Christian youth camp in Ocala. In May of 1999, Fred sold his interest in Paradise Lakes to Joe Lettelleir and his partners.

Lettelleir improved the property by adding two new condominium areas, the Fountains and the Terraces, and a 64-space RV park. He also upgraded the clubhouse, and after a naming contest, the members renamed the facility L'attitudes.

On July 11, 2007, Lettelleir sold the naturist facility to John Fortier, who bought it "to have fun." Fortier was a retired Colorado developer, a part-time resident, and a Paradise Lakes club member for over two years. During his tenure at the club, Fortier added a water volleyball pool, the Skydeck overlooking the pool area, many hotel upgrades, and a complete clubhouse renovation. The new high-tech clubhouse was renamed Club Reveal.

Paradise Lakes withdrew from The American Association of Nude Recreation (AANR) in 2009 due to sexually explicit advertisements.

On Nov. 20, 2011, John Fortier was killed in a horrific one-car accident in Texas. Pam Tanner, John's girlfriend and the editor of Pasco Naturally, died on Dec. 4, 2011, due to her injuries in the accident.

Patti and Jerry Buchanan announced their purchase of Paradise Lakes Resort at a massive party on Sept. 22, 2012. The Buchanans came from Minnesota and were hands-on folks. The Buchanans owned the resort until it was sold on June 1, 2021, to owner/manager Jeff Hicks following Jerry Buchanan's untimely passing in April 2020. Jeff first visited the resort in the late 1980s and pledged to re-energize the resort with additional improvements. The resort is now open only to adults aged 21 and older.

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THE PARADISE LAKES COMMUNITY OVERVIEW

The words “Paradise Lakes” can get confusing around here! Hopefully, this brief explanation will clear things up.

Paradise Lakes Community: refers to everything once you go through the gates.

Paradise Lakes Resort, aka “The Club”: refers to Paradise Lakes Resort, which is independently owned and operated. Membership to “The Club” is additional and NOT included with your ownership or rental. Visit www.paradiselakesresort.com for further information.

There are 6 Condo Associations in The Paradise Lakes Community: PLCA, The Terraces, The RV Park (Lazy Days), The Fountains, Phase 3, and Paradise Palms.

PLCA: That’s where you live! Buildings with letters on them are referred to as vacation condos or alphabet soup. Lots 1-32 on Little Magens Loop and Lots 33-48 on Negril Court are referred to as the homesites. There are 281 units in PLCA, 233 condos, and 48 home sites.

The Terraces: As you pull into Paradise Lakes Community, the Terraces are the orange barrel-tiled-roof condos on your left.

The RV Park, Lazy Days, is located across from Paradise Lakes Resort and offers manufactured homes, RVs, and mobile homes.

The Fountains: just north of the RV Park, is mostly one-bedroom condos with a “lockout,” and a carport.

Phase 3: Phase 3 consists of the 2 and 3 story townhomes just west of Paradise Lakes Resort, and “The 500 Building” just north of Paradise Lakes Resort. The 500 Building has one-bedroom condos and efficiencies.

Paradise Palms: At the end of Mazo Manor there are 4 privately owned lots: a yellow house, a pool, a pool house, and a blue FGUA tank. The pool is generally not open to PL residents unless invited by the owner.

Patti’s Place / The Old Paradise Club House: Behind the M building is a private drive that leads to the original Paradise Lakes Resort Club House and pool. It has since been converted to a private residence and not open to PL residents unless invited by the owner.

The Tennis Courts between Buildings A, K & L: The tennis courts were part of the original Paradise Lakes Resort property. It is privately owned and not accessible to PLCA residents.

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AANR - American Association For Nudist Recreation

Paradise Lakes has been a nudist community since 1981, when nudism was considered “taboo.” The American Association for Nude Recreation is the largest, most long-established organization of its kind in North America. With roots dating back to 1931, it has grown from humble beginnings to serve over 213,000 individuals throughout the United States, Canada, Mexico, and beyond. These members enjoy their backyards and pools with family and friends and are affiliated with over 180 nudist resorts. Part of your dues helps AANR advocate for nudist rights and protection from unfair treatment. AANR also promotes the benefits of nude family recreation and works to protect the rights of nudists in appropriate settings, such as sanctioned nude beaches and public lands set aside for that use, as well as homes, private backyards, and AANR-affiliated clubs, campgrounds, and resorts.

NAPL is our local AANR chapter for The Neighborhood Association of Paradise Lakes. They host a potluck on the first Friday of every month, from 5-7 pm at Q-1.

Here are some of your AANR Membership Benefits:

- 20% in member savings off admission fees at 180 AANR clubs and resorts throughout the U.S., Canada, Mexico, and beyond. Just one week's stay at many will pay for your membership!
- A 12-month subscription to AANR's monthly magazine via USPS for a nominal fee, or receive it electronically in your inbox for FREE. The *Bulletin* is packed with full-color information about the latest club offerings, members' letters, profiles (life stories), and regional events.
- A free subscription to the Undressed Press, a monthly email newsletter that keeps members informed about what's happening in the nude recreation world.
- Coupons worth over \$600 in savings on visits to participating clubs. These coupons come right with your membership card.
- Access to member savings codes with Costco, Wyndham Resorts, VPI Pet Insurance, and other services
- Online classifieds in pdf format; accessed via download of The Bulletin in the members' area
- Fun wallpapers to choose from featuring nudist themes for your computer;
- Joining the AANR online Meet & Greet, where like-minded nudists from near and far gather in chatrooms to discuss a wide variety of topics of interest
- The option to choose whether you would like to receive mail from AANR through the USPS, electronically, or opt out of receiving mail by selecting “No Mail” when you join or renew your membership; and much more!

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THE GATE ALLIANCE

In the 1980s, The Paradise Lakes Community was one big happy family. Over the years, developers portioned off sections, so we now have six condo associations (PLCA, The Terraces, The RV Park, The Fountains, Phase 3, and Paradise Palms) and Paradise Lakes Resort.

Paradise Lakes Resort owns the entrance and gate property. However, the condo associations needed access, so the Gate Alliance Committee was formed. The Gate Alliance consists of two board members from each of the six condo associations and the owners of The Resort. It meets quarterly or whenever gate maintenance is necessary. Each condo association partly funds the gate maintenance based on the number of units in the association.

Getting six condo associations and The Resort owners to agree on managing the gate can be difficult. The current gate policies and operation resulted from many compromises that carefully weighed the safety and security of our community with the overall costs per resident. If you move to another location within Paradise Lakes and get a new car or license plate, kindly inform the appropriate condo association to update your record. Cameras have been placed at the gate to read license plates and identify people who are causing accidents or disturbances in our community.

GATE CARDS AND GATE CLICKER POLICY

Approved owners and tenants may lease from PLCA either a \$20 gate card or a \$75 gate clicker, payable via check or money order. **It is the owner's/tenant's responsibility to return all gate cards and clickers to PLCA upon the sale of the unit or expiration of the lease.** Please allow 24 hours for reprogramming to be completed. You can drop off your gate cards and clickers at the PLCA's drop box outside Q-01. Please allow 24 hours for reprogramming to be completed. Please make sure you give your guests and vendors instructions to enter. **Paradise Lakes Resort does not allow non-resort members through Gate B.**

GATE CODES AND ACCESS

1. ONLY USE LANE A (Look for the yellow line).
2. Stop at the Call Box.
3. Wait for any vehicles ahead of you to proceed through the gate. The lane must be clear in front of you, and the arm must be in the down position BEFORE you use your gate card or gate clicker.
4. Hold your card against the black rectangular pad on the right side of the call box. Do not "swipe" or wave the card.
5. When you hear a long tone, the gate will open, and the arm will rise. You can then proceed through the gate. Please note that the gate arm will not rise until the entrance gate is fully open.
6. If you notice someone who appears to be tailgating you, stop your vehicle once you're past the gate arm, and wait for it to lower. **If the person you let in causes damage to our community or harms another resident, you could be liable for their actions.**

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OPENING THE GATE USING YOUR PHONE

YOUR GATE CODE IS _____

1. ADD "Paradise Lakes Entry Gate" and (813) 576-9763 to your phone's contact list.
2. Ensure your guests know your GATE CODE and to use GATE A (yellow line).
3. Answer calls from the gate like any other phone call. Ask the caller to identify themselves. **IF YOU DO NOT KNOW THE CALLER, DO NOT LET THEM IN. If the person you let in causes damage to our community or harms another resident, you could be liable for their actions.**
4. To admit the caller, press and hold the "9" button (or tap the "9" repeatedly) on your phone until you hear a long tone, then the phone call will automatically disconnect.

TESTING YOUR GATE CODE

The next time you leave Paradise, take your cell phone with you. When you return, don't use your gate card to enter. Instead, enter your 4-digit gate code at the call box. When your phone rings, answer it and press "9" to open the gate from your phone. If you forget your gate card or gate clicker, this is how you can get through the gate.

GATE ACCIDENTS

Accidents happen. If you or your guest(s) damage the gate, call the PLCA Office at 813-948-6411 IMMEDIATELY. If no one answers, leave a message with your name, number, description of what happened, and date and time of the incident. If the accident is reported, the minimum charge is \$75 plus repairs. If the accident is unreported and our gate volunteers have to spend their time watching video footage to find the culprit(s), the minimum charge is \$325 plus gate repairs.

TAILGATING

The gate system only admits one car at a time. Do not attempt to follow another car through the gate, nor encourage anyone behind you to follow you in. Damage to the gate or your vehicle is YOUR RESPONSIBILITY. Call the PARADISE LAKES NEIGHBORHOOD WATCH at 813-421-1248 IMMEDIATELY if someone tailgates you into the community. Provide the time, date, and description of the vehicle or person involved, along with a description of your vehicle so we can obtain a video.

ADDITIONAL GATE CARDS AND GATE CODES

If you are a resident who requires regular deliveries or regular visits from a wellness provider, don't hesitate to get in touch with the PLCA Office about getting an additional gate code or gate card. They will need to provide a copy of their driver's license.

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PARADISE LAKES GATE CARD UPDATE FORM

ADD / DELETE/ CHANGE DIRECTORY INFORMATION OR GATE CARDS

Unit #: _____ Tenant _____ Owner _____ Date: _____

Applicant #1: _____ Phone: _____ Email: _____

Applicant #2: _____ Phone: _____ Email: _____

Rental Dates / Closing Date: From: _____ To: _____

GATE CARD NUMBERS

GATE CARDS WILL BE DEACTIVATED WHEN LEASE TERMINATES.
CONTACT PLCA OFFICE IF MOVING WITHIN PARADISE TO KEEP ACTIVATED

Card: (#1) _____ Card/Remote (#1) _____ Card/Remote

Card: (#2) _____ Card/Remote (#2) _____ Card/Remote

Delete Card: (#) _____ Card/Remote (#) _____ Card/Remote

If Tenant has your Gate Card, Please List Card # _____

Gate Codes: _____ / _____ Name in Directory: ☐ YES ☐ NO

Directory Names: _____
Last Name, First Name Last Name, First Name

Phone Number: _____ / _____

AUTO - MOTORCYCLE - GOLF CART INFORMATION

Year _____ Make _____ Model _____ Color _____ Tag # _____ State _____

Year _____ Make _____ Model _____ Color _____ Tag # _____ State _____

Year _____ Make _____ Model _____ Color _____ Tag # _____ State _____

NOTES:

Drop off at: Q-1 Drop Box

For GATE A or C

Email to: AngiePLCA1@gmail.com

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COMMUNITY SAFETY

The safety of our residents is essential. We occasionally get visitors who are curious about the nudist lifestyle. Most are harmless, but not always. Please remember that anyone who comes through the gate using your gate code or gate device or tailgates you into the community is YOUR RESPONSIBILITY. This includes friends, guests, delivery drivers, and unknown individuals. Owners are responsible for any condo or common area damages for guests or tenants they let in through the gates.

VIDEO MONITORING

24-hour video monitoring of the gate system is in place. You are fully responsible for any damages to our entry gate and gate system that are caused by you, your tenants, guests, contractors, delivery persons, etc. Anyone you let through that gate is YOUR RESPONSIBILITY.

In addition to the video cameras at the gate, please note three additional security cameras: one by the PLCA entrance/exit at The Terraces, one by the PLCA entrance/exit by Building H, and one by the dumpsters at the E building. The cameras by the entrance/exit is to deter crime, and the one by the dumpster is to deter illegal dumping. Signs are posted as to their presence. If you do not wish to be on video naked, please cover yourself accordingly. We encourage you to review our camera policy. Don't hesitate to get in touch with the PLCA office or visit the Vanguard website for details.

NEIGHBORHOOD WATCH

If you see someone or something that doesn't look like they belong on PLCA property, call The Neighborhood Watch Line at 813-421-1248 immediately. This number rings six vetted community members simultaneously; whoever can take the call will help you as best as they can. For medical emergencies, a robbery in progress, domestic violence, or assault, please call 911. For Non-Emergencies, call The Pasco County Sheriff's Office at 727-847-8102, option 7.

SNUG APP

For residents who live alone, we highly recommend installing the SNUG app on your smart phone. The app asks you to enter your emergency contacts into the app. It then requires you to "check-in" daily by pushing a button on your phone at the same time every day. Should you miss your check-in, your emergency contacts are automatically notified that you missed your check in and someone needs to check on you.

VIAL OF LIFE

PLCA has provided you with the "Vial of Life" medical information sheet. Please take a few moments to fill it out and place it on your refrigerator with the red sticker and white cross. Please make a copy of the form and put it in your purse or wallet. Should you ever need medical attention and can't speak for yourself, first responders will instantly get the details they need to help you. Update the information twice a year as your medical history and medications change, and let your emergency contacts and neighbors know that you have that information ready to go and where it can be found.

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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."

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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 to signify you read, understand, and agree to comply. 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 that I am a current practicing social nudist or interested in the nudist lifestyle, and will respect the privacy rights of other residents and guests.

_____ **Sidewalk Usage:** Sidewalks are for pedestrian use only. I understand that motorized vehicles, motorcycles, scooters, bicycles, or golf carts are not allowed on sidewalks, with the exception of the Island Condos sidewalks (Buildings T, U, V), and during the scheduled golf cart parades.

_____ **Bicycles:** I understand all bicycles must be registered with the PLCA office, and 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.

_____ I understand that **all pets must be on a 6-foot leash and under the owner's control when not in their unit. Pet owners are required to clean up after their pet(s).** 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 "P" building and on the north side of the wall entrance to Phase 3. Pets that cause a nuisance (ex: excessive barking, aggressive behaviors) are not permitted.

_____ **Restricted Dog Breeds:** I understand that 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 is real, and animals survive quite nicely without our help. I will not feed the wildlife for their safety and mine. Alligators and Sandhill Cranes are protected under Florida State Law. If I am caught feeding or molesting these animals, I understand that I could be reported and subject to fines and penalties set forth by Pasco County and The State of Florida.



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PLCA Rules & Regulations Agreement, page 2 of 3

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

_____ **Photography, Video Recording, or Drones:** I understand that there is NO PHOTOGRAPHY OR VIDEO RECORDING ON THE GROUNDS, unless ALL persons have granted prior permission. DRONES are strictly prohibited.

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

_____ **BBQs & Grills:** I understand that I am not allowed to use a BBQ grill in my unit, on the porches, or the balconies. I can only grill on the fun pads. All grills must be registered with the PLCA office. My grill and propane tank can be stored in the grill shed by the "E" building when not in use..

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

_____ **Garbage & Dumpsters:** I agree to place my garbage in securely tied trash bags when placed in the dumpster. I WILL NOT PLACE ANY OF THE FOLLOWING ITEMS IN OR NEAR THE DUMPSTERS: household furniture, construction debris, hazardous materials, appliances, couches, sofas, chairs, bookcases, dressers, cabinets, mattresses, box springs, electrical appliances, ovens, stoves, microwaves, toasters, refrigerators, water heaters, hot water tanks, propane tanks, televisions, radios, computers, monitors, computer printers, toilets, bidets, etc.

_____ I understand that by leaving any of the above items by the dumpsters, I could be fined for ILLEGAL DUMPING. I understand that if I need to get rid of any of the items listed above, that I will call a removal service or haul it to the landfill myself.

_____ **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. In addition to the items mentioned above under Garbage & Dumpsters, 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.

_____ **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 a) have approval from the owner, b) file a modification request with the PLCA Office, AND c) receive notification from the PLCA Office that The Board approved my modification request.

_____ **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.**

_____ I agree to ONLY smoke in my unit (with owner's permissions) or on designated fun pads where smoking is permitted.



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PLCA Rules & Regulations Agreement, page 3 of 3

_____ **Business Activities:** I understand that I am allowed to work from my unit so long as there is no visible business traffic or other business-related activities that could disrupt the lives of my neighbors.

_____ **Speed Limit & Stop Signs:** I understand that the speed limit throughout the community is 10 mph, and I agree 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 understand that backing into parking spaces is strictly prohibited to help keep car exhaust from entering our buildings. I will not park my vehicle in parking spaces designed for golf carts.

_____ **Unattended Vehicles:** 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" to the fun pads by our residents. I will be respectful of all items in the common areas. I understand that unit owner(s) shall be liable to the Association for damage to any common areas or elements caused by their unit owner(s), tenant(s), or guest(s).

_____ **Plumbing Leaks:** I agree to call the PLCA Office immediately at 813-948-6411 to report any water leaks, in addition to the unit owner. If renting, I agree to also contact the property manager / unit owner.

_____ **EV Charging:** I understand that for safety and liability reasons, I am not allowed to run a charging 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.**

_____ **Golf Carts:** I understand that if I choose to purchase a golf cart, I must purchase an electric golf cart, as gas powered golf carts are prohibited by PLCA.

I acknowledge and agree to abide by all of the above PLCA Rules and Regulations, AND those in our Rules and Regulations book, "A Comprehensive Guide to a Peaceful Co-Existence at Paradise Lakes Condo Association."

Signature, Applicant #1

Signature, Applicant #2

Printed Name #1

Printed Name #2

Paradise Lakes Community Activities

Visit www.plca.rocks for the most up-to-date information.

The best part about living in Paradise Lakes is the people! PLCA offers a wide variety of amazing events and gatherings for our residents, free of charge. Meet your neighbors, make new friends, and enjoy the benefits of social nudism.



the activity planned for that day. In the past, we've sketched nude models, painted rocks, and had a cookie bake-off.

Sunday Brunch & Confessionals: Meet your neighbors on the dock (between buildings C & D) for good stories and even better people. 1st and 4th Sundays at 10 am.

Potlucks - Held just about every major holiday, sometimes for no reason! Bring a beverage, a dish to share, and a chair for your derriere! Visit www.plca.rocks for details.

Golf Cart Parades: As seen on HGTV, Paradise Lakes is world-famous for its over-the-top golf cart parades! Meet at the PLCA mailboxes each month at the designated time for a pre-parade party, then enjoy a casual tour around the neighborhood with a block party at the end. If you have a golf cart, ride with us whether you decorated or not. No golf cart? No problem. Show up at the mailboxes and we'll find you a ride. Visit www.paradiselakesgolfcartparades.com

Bridge: Join our residents for a game of Bridge Mondays and Thursdays from 12 pm - 3 pm.

Guided Meditation - Enjoy a guided sound bowl meditation, yoga, hypnosis or other self-care session with one of our gifted healer residents, the 2nd Thursday of each month at 6pm. Check www.plca.rocks for details and location.

NAPL Potluck - Held the 1st Friday of the month from 5-7pm at Q-1, the Neighborhood Association of Paradise Lakes (NAPL) hosts a potluck for all of our residents. Make new friends or reconnect with old friends over a meal and music. Bring a beverage of your choice, chairs and a dish to share.

Paradise Has Talent - Also held the 1st Friday of the month at Q-1 at 5:45pm, enjoy an evening with our exceptional Paradise Lakes musicians and entertainers. Hosted by our house band, The Nova Nillas, enjoy a variety of musicians, singers, dancers, spoken word, comedians, and more. Performers can perform up to 2 numbers or 5-6 minutes total.

Library: Need a book, video, puzzle, or game? Check out the library upstairs at Q-1 between 9 am and 3 pm to peruse our book selection. The library also accepts newer donations in very good condition. (The office lobby is closed on Wednesdays.)

Naked Gardening Day: Love digging in the dirt? Help us make PLCA even more beautiful! Check www.plca.rocks for details.

Paradise Re-imagined plans events for the whole community: progressive dinners, flea markets, festivals, etc. They meet on the 3rd Sunday of the month at 10 am, in Q-1.



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Monthly Events (page 1 of 2)

All events at Q-1 unless noted otherwise.

****Visit www.plca.rocks for the most up-to-date information**

PLCA Board Meeting - 2nd Tuesday of the month at 6:00pm

Find out what's going on the neighborhood! Bring your good vibes or constructive criticisms.

Acoustic Jam on the Dock - 3rd Thursday of the month at 7:00pm (weather permitting)

Jam on! Bring your instrument to The Dock, between Buildings C & D for live music at one of the prettiest areas in the association. Contact Mike at fitzplca@gmail.com

Amendment Committee - 1st & 3rd Wednesdays of the month at 4:30pm**

Ensuring our Condo Docs are updated, to ensure a quiet, peaceful co-existence in our nudist community.
Contact Doug at dougcrenshaw@gmail.com

Architecture and Landscape Committee - 1st Monday of the month at 7:00pm**

Dedicated to creating and/or improving the architecture and landscaping needs in our community.
Contact Naked Bob at bschleic921@yahoo.com

Art Committee - 1st Tuesday of the month at 7:00pm**

Our local artists get together and decide what to paint or decorate in our community.
Contact Marcia at mfogel@tampabay.rr.com

Bare Brunch - 3rd Sunday of the month at 11:00am**

Meet your neighbors through food and fun activities! Bring a dish to share.
Contact Traci at plcajeditraci@gmail.com

Budget Committee - Wednesdays at 3:00pm**

The Budget Committee makes sure we don't overspend, and provisions for the future needs of our community.
For more information, contact Doug at dougcrenshaw@gmail.com

Friends of Woo - 2nd Monday of the month at 7:00pm***

Want to take a walk on the spiritual side? Explore the possibilities with your Woo Friendly neighbors. Contact Marcia at mfogel@tampabay.rr.com for details.

—continued on the next page—

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Monthly Events (page 2 of 2)

All events at Q-1 unless noted otherwise. Visit www.plca.rocks for the most up-to-date information.

Naked Gardening Day - last Saturday of the month at 9:00am** location TBA

Help beautify our community one area at a time. We supply the plants, you supply the digging and planting!

Contact Naked Bob at bschleic921@yahoo.com

Guided Meditation - 2nd Thursday of the month at 6:00pm**

Relax! Enjoy an amazing Tibetan sound bowl session, guided meditation, hypnosis, or yoga class with one of our many gifted healers at Paradise Lakes.

NAPL - 1st Friday of the Month at 5:00pm**

NAPL (Neighborhood Association of Paradise Lakes) monthly potluck. Meet your nudist neighbors while enjoying good food. Contact John at sarasotanudists@aol.com

Paradise Has Talent Open Mic - 1st Friday of the Month at 5:45pm**

Whether you're a live musician or love live music, you've found your jam! Sing with our house band, The Nova Nillas, or prepare up to 2 songs and perform solo. Contact Mike at fitzplca@gmail.com

Paradise Re-Imagined - 3rd Sunday of the month at 10:00am**

Help our "fun" committee plan events and projects for the entire community. Contact Joyce at massagebyjoyce@gmail.com

Safety Committee - meets the 2nd Wednesday of the month in Jan, April, July, and Oct at 7:00pm

Helps find ways to ensure our Paradise Lakes Chosen Family stays safe. Contact Tim at tillig64@gmail.com

Sunday Morning Confessionals - 1st & 4th Sundays at The Dock**

Share your highs and lows with The Paradise Posse. Bring a dish or beverage to share.

Contact Becky Lou at becster5050@yahoo.com

*All events subject to change. Please visit www.plca.rocks for the most up-to-date information.

Want these events delivered to your email?

Sign up for the Paradise Lakes Events Monthly newsletter at www.plca.rocks.

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PLCA Staff & Board of Directors List 2024-2025

PLCA Staff

Sara Ingersoll, LCAM
813-948-6411
manager1@plcaonline.com

Erin Irons, Office Administrator
813-948-6411
admin1@plcaonline.com

Bobby Edwards, Maintenance
813-948-6411
robert.edwards890@gmail.com

PLCA OFFICE HOURS

Monday: 9am - 3pm
Tuesday: 9am - 3pm
Wednesday: LOBBY IS CLOSED
Thursday: 9am - 3pm
Friday: 9am - 3pm

PLCA Board of Directors

Traci Kanaan, President
941-228-0230
plcateditraci@gmail.com

Scott Truiera, Vice-President
813-944-7064
scotkt1@yahoo.com

Lacey Evans, Secretary
laceyevansplca@gmail.com
740-258-4916

Ninalynn Saindon, Treasurer
ninalynnplca@gmail.com
719-648-0591

Mike Fitzsimmons, Parliamentarian
fitzplca@gmail.com
970-689-6372

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OWNERS ONLY

COPY OF THE DEED

All Owners must provide a copy of the deed to the PLCA Office upon closing to be registered with PLCA and Vanguard Management Company.

TANKLESS WATER HEATERS, WASHING MACHINES, DRYERS, APPLIANCES

Owners MUST fill out a modification request with the PLCA Office if they plan to install or swap out an On Demand Tankless Water Heater and must apply for a permit with the county. All appliances must be professionally installed, and owners accept they are responsible for damages caused to other units due to improper installation. Failure to notify the office of these modification requests will result in a \$200 fine.

Each condo unit must be inspected before closing. If a unit is found with any appliance, electrical, or plumbing work that does not meet building codes, a fine will be charged, and the current owner must ensure all appliances, electrical work, and plumbing are brought up to code with the proper permits pulled.

PLUMBING LEAKS

In the event of a plumbing leak, call the PLCA Office at 813-948-6411 IMMEDIATELY.

INSURANCE

It is highly recommended that owners and renters get homeowner's insurance or renter's insurance. If a claim is made and the Owner or Resident is at fault, the Owner must pay PLCA's insurance deductible.

MODIFICATIONS AND UNIT REPAIRS

All owners must complete a PLCA Modification Request and receive PLCA Board Approval before any condo unit project commencement in their unit. Any damage to other units due to your project is YOUR RESPONSIBILITY. PLCA highly recommends ALL work be done by licensed contractors.

Any modifications, including but not limited to, plumbing, electrical failures, construction integrity, etc. due to condo unit renovations is the Owner's responsibility. Should damages occur, you must call the PLCA Office to determine responsibility for repairs.

SPECTRUM

PLCA has bulk service with Spectrum. Unit owners are responsible for returning Spectrum equipment prior to closing, and new owners are responsible for calling Spectrum to set up their new account at which time new equipment will be issued.

Spectrum Community Solutions Line: 855-855-6789

VOTING REPRESENTATIVE

Please ensure the Certificate of Appointment of Voting Representative is filled out, so we know who is officially allowed to vote on behalf of the unit owner.

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Certificate of Appointment of Voting Representative

To the Secretary of Paradise Lakes Condominium Association, Inc. (the "Association")

THIS IS TO CERTIFY that the undersigned, constituting all of the record owners of **Unit/Lot No. _____** in **Paradise Lakes Condominium Association, Inc.**, have designated

(Name of Voting Representative)

(Email Address of Voting Representative)

as their representative to cast all votes and to express all approvals that such owners may be entitled to cast or express at all meetings of the membership of the Association and for all other purposes provided by the Declaration, the Articles and By-Laws of the Association.

The following examples illustrate the proper use of this Certificate:

- (i) Unit owned by John Doe and his brother, Jim Doe. Voting Certificate required designating either John or Jim as the Voting Representative **(NOT A THIRD PERSON)**.
- (ii) Unit owned by Overseas, Inc., a corporation. Voting Certificate must be filed designating an officer or employee entitled to vote, signed by President or Vice-President of Corporation and attested by Secretary or Assistant Secretary of Corporation.
- (iii) Unit owned by John Jones. No Voting Certificate required.
- (iv) Unit owned by Bill and Mary Rose, husband and wife. No Voting Certificate required.

This Certificate is made pursuant to the Declaration and the By-Laws and shall revoke all prior Certificates and be valid until revoked by a subsequent Certificate.

Today's Date: _____

Signature of Owner #1: _____ Print Name: _____

Signature of Owner #2: _____ Print Name: _____

Signature of Owner #3: _____ Print Name: _____

NOTE: This form is not a proxy and should not be used as such. Please be sure to designate one of the joint owners of the unit as the Voting Representative, not a third person.

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WEBSITE INFORMATION

To help you get acquainted with our community, please review the following websites:

www.plca.rocks

Dedicated to the needs of PLCA, this website provides an overview of our community, events, essential documents, online forms, and a history of PLCA.

www.paradiselakescommunity.com

What's going on in our neighborhood? This website ties together information from the other condo associations and is a one-stop shop for our many Facebook groups.

<https://vanguard.cincwebaxis.com/172>

Review monthly financials, check your payment account, receive email blasts regarding important information for your community, obtain forms, submit work orders, make a payment, etc., please sign up for online access to your account here. Please allow up to 48 hours to receive your private password. Once your password is received, you will have the option to change your password. Check your spam, junk, or trash folders if you do not receive the password.

You can also pay your common charges through the website by using a credit card or pay by e-check.

For problems signing up on the website, please call (813) 955-4627 and a Vanguard team member will gladly assist you.

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PAYMENT OPTIONS

To pay your condo association fees, you have the following options:

Option 1: Check / Money Order

- Check or Money Order must be made payable to PLCA
- Mailing labels are provided at the back of your coupon booklet

Please include the following information on your check:

- Ensure the check is made payable to PLCA (NOT Vanguard)
- The homeowner's name and property address are printed on the check
- The memo line should contain PLCA #172 AND the homeowner's account number.
Example: PLCA #172, D-4

Mail payments to:

Paradise Lakes Condo Association
% Vanguard Management Group
PO Box 1087
Commerce, GA 30529

Option 2: Pay by Credit Card or eCheck Using The Online Portal

To pay by credit card, BillPay, or e-check, visit <https://vanguard.cincwebaxis.com/172>

****Be advised that you must make adjustments if the assessment amount has been changed.****

All owners **MUST** be registered on the Vanguard website to pay online. Please sign up for online access to your account here: <https://vanguard.cincwebaxis.com/172>

A copy of the deed is required for account set up, and **THE NAME ON THE DEED MUST MATCH THE SAME AS THE REQUESTING OWNER**. Once you receive your password, you will have the option to change it. Once your deed is submitted, check your spam or trash folder to see if the password has not been received within a few days.

For problems signing up on the website, please call (813) 930-8036 or email frontdesk@vanguardmanagementgroup.com for assistance.

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EMERGENCY CONTACT UPDATE FORM

Should your Emergency Contact Information change, kindly fill out the form below and return it to the PLCA Office so we can update your records. Thank you!

Date: _____ PLCA Unit/Lot: _____ Owner Name: _____

Emergency Contact #1

Name: _____ Relationship: _____

Address: _____ Address 2: _____

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

Phone: _____ Email: _____

Emergency Contact #2

Name: _____ Relationship: _____

Address: _____ Address 2: _____

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

Phone: _____ Email: _____

Emergency Contact #3

Name: _____ Relationship: _____

Address: _____ Address 2: _____

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

Phone: _____ Email: _____

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PLCA COMPLAINT FORM

If you witness someone breaking our condo rules (or the law), kindly fill out this form, attach a picture, and return the form to the PLCA Office.

(Please note: Posting your gripes on Facebook, offhand conversations or sending personal texts and emails to PLCA Staff and Board Members are not considered "Formal Complaints." That's "bitching." "Bitching" doesn't get your complaint resolved. Filling out this form will. Thank you for your understanding and cooperation!)

Please be informed that the following provision(s) of the Rules & Regulations, Declarations, or Bylaws is/are being violated:

What is your ideal resolution to this issue? _____

I provide the following information as is applicable and known:

Offending Party Name(s): _____ **Unit #:** _____

Date/Time of offense: _____

Details: _____

Reporting Party's Name: _____ **Unit #:** _____

Email Address: _____ **Phone:** _____

Reporting Party's Signature: _____

PLCA Notes/Actions:

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PLCA MODIFICATION REQUEST FORM

DATE OF REQUEST: _____

NAME: _____ UNIT/LOT _____

This form must be approved by three or more PLCA Board Members before the project begins. Modification requests are valid for up to six months. This request, if approved, depends on the applicant obtaining the necessary federal, state, and local permits. Failure to do so may result in fines, work stoppage, or other actions by the permitting authority. Copies of all applicable permits must be submitted to PLCA before the start of your project.

Date Received: _____ By: _____

What is the modification you are proposing?

If applicable, please attach detailed drawings, pictures, plans, renderings, and licensed contractor's information.

Owner's Signature(s): _____

Date of Board Meeting: _____ Approved? _____ YES _____ NO

If approved, the following conditions apply: _____

PLCA Board Signatures:

Notes:

Yes / No _____

Yes / No _____

Yes / No _____

Yes / No _____

Yes / No _____

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NEW RESIDENT CHECKLIST

- ☐ **OWNERS: Bring a copy of the deed to Q-1 after closing.**
- ☐ **OWNERS: Register with Vanguard Mgmt website for notices, information. Visit www.plca.rocks and click on "Vanguard" in the menu.**
- ☐ Change your address with USPS. Our post office is located at 18489 US-41, Lutz, FL 33549
- ☐ Contact Duke Energy to stop/start service: www.duke-energy.com
- ☐ Contact your insurance agent to obtain owner's insurance for your condo, or renter's insurance for your belongings.
- ☐ Call Spectrum for Wi-Fi and Cable Service at 855-855-6789
- ☐ Get your 4 digit gate access code from the PLCA office at Q-1 so you can get through Gate A.
- ☐ Bring a check or money order made out to Paradise Lakes Condo Association at Q-1 to lease your \$20 gate card or \$75 gate clicker.
- ☐ Test your Gate Card / Gate Clicker at Gate A to make sure it works. (It can take 24 hours to upload.)
- ☐ Program the Paradise Lakes Gate A number into your phone, so you know when someone has used your 4 digit code to get through the gate. 813-576-9763
- ☐ Program the Paradise Lakes Neighborhood Watch number into your phone. 813-421-1248
- ☐ Download the SNUG app on your phone, and set up your check-in and emergency contacts.
- ☐ Visit www.plca.rocks Home and sign up for the Paradise Lakes Events Newsletter.
- ☐ Complete your Vial Of Life, put the red sticker on it and post by your refrigerator.

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CHANGE OF OFF-SITE ADDRESS

- ☐ Email Vanguard Management at ar@vanguardmanagementgroup.com with your new mailing address, and which unit(s) the new mailing address applies to.

MOVE-OUT / SELLING CHECKLIST

- ☐ Change your address with USPS. Our post office is located at 18489 US-41, Lutz, FL 33549
- ☐ Contact Duke Energy to stop/start service: www.duke-energy.com
- ☐ Contact your insurance agent to cancel any insurance.
- ☐ Call Spectrum at 855-855-6789 to return your equipment.
- ☐ Let The PLCA Office know to transfer (if moving with Paradise Lakes) or revoke (if moving out of Paradise Lakes) your 4-digit gate access code.
- ☐ Return your gate card/gate clicker to the PLCA Office (if moving out of PLCA). If staying within The Paradise Lakes Community, update your information the PLCA Office, so your gate card/gate clicker can be reprogrammed with your new information.

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VIAL OF LIFE

Medical Information Form

Vialoflife.com • 1-888-724-1200

DATE COMPLETED:

FIRST NAME		INITIAL		LAST NAME			SSN								
STREET			CITY		STATE		ZIP		TELEPHONE						
DOB		MALE/FEMALE		HEIGHT		WEIGHT		HAIR COLOR		EYE COLOR		BLOOD TYPE		RELIGION	
List Hearing Difficulties										DENTURES UPPER LOWER		UNABLE TO SPEAK <input type="checkbox"/>			
List Vision Difficulties										PRIMARY LANGUAGE (IF NOT ENGLISH)					
Identifying Marks															
Current Medical Conditions															
Past Medical Conditions															
Current Medications: Dosage & Frequency															
Allergies to Medications															
Doctor's Name & Phone Number															
Last Hospitalization															
Special Instructions (Such as Health Directives, Etc..)															
Health Insurance Policy															
Emergency Contact - Name, Address, Phone Number, & Relationship															
PRINT CLEARLY • FOLLOW DIRECTIONS ON BACK TO STORE ON REFRIGERATOR															