

FirstService Residential Management  
1904 Clubhouse Drive  
Sun City Center, FL 33573  
(813) 642-8990 Fax: (813) 642-8790

Board Approval \_\_\_\_\_

**LEASE APPLICATION**  
**MUST BE SUBMITTED 10 DAYS PRIOR TO COMMENCEMENT OF LEASE**

ASSOCIATION: \_\_\_\_\_ UNIT # \_\_\_\_\_

UNIT ADDRESS: \_\_\_\_\_

TERM OF LEASE: FROM: \_\_\_\_\_ TO: \_\_\_\_\_

AGENT OR BROKER: \_\_\_\_\_ AGENT'S PHONE NO. \_\_\_\_\_

LESSORS (Owners): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ OTHER \_\_\_\_\_

LESSEES (Renters): \_\_\_\_\_

PERMANENT  
ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_ OTHER \_\_\_\_\_

EMERGENCY CONTACT: (Name, Relationship, City, State, Phone) \_\_\_\_\_

**Upon signing this Lease Application, I (we) signify that all parties to the lease understand and agree to the following:**

1. Application Fee as required by Association Documents, payable to the Association.
2. Registration Fee of \$50 as required by the Federation Documents, payable to The Federation of Kings Point. *(Effective July 1, 2012)*
3. One of the Lessees is at least 55 years of age. (Photocopy of Driver's License, Passport or other legal document showing birthday and photo, attached for each occupant.)
4. Appropriate Lease Addendum specific to the Association must be signed, notarized and attached.
5. Pet Agreement and pet deposit or Service Animal Request, when applicable. (Pets are only permitted in some associations)
6. Each lessee and any other invitee is subject to the rules and regulations, as a Unit Owner, and posted and/or specified in the Declaration of Condominium of this Association and in the Amendments thereto.
  - a. While residing at Kings Point, no persons under the age of 18 will be permitted to visit for a period exceeding 30 days, in any calendar year, in accordance with Article XIII.
  - b. Term of Lease must be 30 days or more, in accordance with Article XI.
    - i. All lessees are equally and severally parties to this Lease Agreement.
    - ii. Sub-leasing if permitted is subject to the same terms and conditions as the original lease.
    - iii. All leases less than 6 months are subject to Sales & Tourist Development Tax, which is the sole responsibility of the unit owner or owner's agent.
7. \*\*Realtors signing on behalf of unit owner must furnish a copy of their authorization to manage the property.
8. Lessee acknowledges Kings Point West is a Senior Safety Zone, as defined by Hillsborough County Ordinance Number 07-12 (effec.08/08).
9. I would like my name and phone number published in the directory. \_\_\_\_\_ NO
10. Are you an Active Service Member as defined in s. [250.01, Florida Statutes](#). \_\_\_\_\_ YES \_\_\_\_\_ NO

**OWNER'S OR \*\*AGENT'S SIGNATURE(s)**

**LESSEE'S (Renters) SIGNATURES(s)**

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

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

=====  
**The following is for completion by FirstService Residential Management only**

Received by: \_\_\_\_\_ Date Rec'd: \_\_\_\_\_ ID: \_\_\_\_\_ \$50. Req. Fee/Ck# \_\_\_\_\_

App. Fee /Ck# & Amt. \_\_\_\_\_ Pet Agreement/Ck# & Amt. \_\_\_\_\_ Assessment Due: \_\_\_\_\_

Reviewed by: \_\_\_\_\_ Date: \_\_\_\_\_

# ADDENDUM TO LEASE APPLICATION

Fairfield H, Gloucester (all except J & N), Highgate (all except A, B, E, II & IV),  
Idlewood, Lancaster I, Lancaster II, Manchester (all except Manchester IV), Nantucket III, Oxford I & II

## NO PET ASSOCIATIONS

Name(s): \_\_\_\_\_ Association: \_\_\_\_\_

Unit Address \_\_\_\_\_ Unit # \_\_\_\_\_

I/we acknowledge that this condominium association **does not allow pets** to be harbored in the unit or to be on the association's property. **Visitors, lessees or guests may not have pets in the unit or on the association's property.** Bringing a pet into a pet-free condominium may result in a fine and removal of the pet(s), in accordance with the condominium governing documents.

**Lessee(s) are responsible for adhering to the restrictions, rules and regulations of this condominium association** and are encouraged to review the association's documents, which are available from the unit owner, FirstService Residential or the Hillsborough County Clerk of the Court.

Signature of Lessee(s)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

by \_\_\_\_\_.

personally known to me

produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

**FORM MUST BE SIGNED BY ALL LESSEE (S) OF UNIT**

# WELCOME to LANCASTER I

## RENTERS' PACKET

### RULES AND REGULATIONS AND OTHER RELATED INFORMATION

October 2016

We are pleased to welcome you to our neighborhood and hope you will enjoy your time in our community, whether it's for a month or a year. We sincerely hope you will find your unit a comfortable home away from home.

Attached is your copy of the Lancaster I Condominium Rules and Regulations - Renters' Packet, along with other important information. Please read and become familiar with the rules of this Association. It is the responsibility of every Association Board of Directors to enforce the Rules and Regulations which govern the use of the Condominium property.

As temporary or extended condominium residents, we are confident you will respect and care for the property within your unit's walls – as well as all other property within Lancaster I and Kings Point, which is shared with the other residents and owners. It is important that each unit resident make sure that the property is in compliance with the Rules and Regulations of this Association.

#### Helpful Hints:

- Check out our Kings Point Websites: <http://kpsc.com> & [www.kingspointsuncoast.com](http://www.kingspointsuncoast.com)
- Lancaster I Bulletin boards are located adjacent to the mailboxes in your neighborhood.
- Don't forget to get a copy of *The Pointer*, our Kings Point newsletter. It is usually distributed at both Clubhouses & the 2020 Centre by the 10th of each month for activities the month following.

Box Office:	813.387.3447	COA:	813.633.1710
Emergency Squad:	813.634.3800	First Service Mgt. Co.	813.642.8990
Front Gate:	813.634.2063	KP Security:	813.634.2063
South Gate:	813.645.9355	Spa Serenity:	813.387.3475
Transportation Office:	813.387.3470	2020 Centre	813.302.7021

## LANCASTER I CONDOMINIUM ASSOCIATION, INC.

### ABBREVIATED RULES AND REGULATIONS for RENTERS/LESSEES

In addition to the rules and regulations set forth in the Declaration of Condominium, the following rules and regulations, and those that may hereafter be adopted, shall govern the use of the Condominium units, common elements, limited common elements, and any other Condominium property, and also the conduct of all residents thereof. The unit owners shall, at all times, obey said rules and regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, employees, and persons over whom they exercise control and supervision. Said rules and regulations are as follows:

1. No children under eighteen (18) years of age shall be permitted to reside in any of the units, except that children may be permitted to visit and temporarily reside for periods not to exceed a total of thirty (30) days in any calendar year without the prior written consent of the Association.
2. Except for ADA approved Service and Support animals, no residents are permitted to keep and harbor house pets of any kind. Note, however, that all renters/lessees must comply with the unit owner(s)' pet policy, as to terms of their lease. All animals must be constrained by a leash when outside the unit and owners are responsible for cleaning up after their pets. Dogs who constitute a nuisance will not be tolerated.
3. The sidewalk, driveways, and all of the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
4. The personal property of all unit owners and residents shall be stored within their condominium units or in assigned storage space.
5. Golf carts, motorcycles, motor bikes, bicycles, tricycles, and other small wheeled vehicles shall be stored in the garage.
6. Automobiles shall be kept in the garage of the individual condominium whenever possible; however additional automobiles not fitting into garage may be parked in the driveway. Autos shall never for **any purpose** be parked on lawns. Street parking is permitted for automobiles on a limited time basis for no more than thirty (30) days without Board approval.
7. Recreational vehicles (RVs) may be parked on driveways or streets within the Condominium area for a period of not more than twenty-four (24) hours; and only if not blocking access of neighbors and if no generator is running.
8. No residents shall store or leave boats or trailers on the Condominium property.

9. Kings Point allows overnight parking for residents and house guests of residents behind the Tennis Courts for up to seven (7) days. All vehicles parked in the overnight parking area must have a parking permit. No overnight parking is allowed at the Tennis Court player's parking area or at any of the club house parking lots.
10. Driveways shall not be blocked off except during times of repair or color coating.
11. No garbage cans, supplies, or other articles shall be placed on the common elements and limited common elements of the Condominium except as authorized by the Association, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, porches, patios or entry ways, or exposed on any part of the limited common elements or common elements. Exits shall not be obstructed in any manner. The limited common elements and common elements shall be kept free, clear of rubbish, debris, and other unsightly material. No clothes line or similar device shall be allowed on any portion of the Condominium property nor shall clothes be hung anywhere within the Condominium property except within a unit.
12. No residents shall allow anything whatsoever to fall from the windows, porches, patios, entryways or doors; nor shall he sweep or throw any dirt or other substance from his unit or limited common elements onto the common elements or any portion of the Condominium property.
13. Refuse and bagged garbage shall be kept inside until date of collection.
14. Agents or employees of the Association shall not be sent off the Condominium property by any unit owner or resident at any time for any purpose. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.
15. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on Condominium property.
16. Commercial vehicles or those used for commercial purposes must be parked within the parking area designated by the Developer or the Federation. This parking prohibition does not apply to commercial vehicles temporarily servicing any condominium, however commercial contractor's vehicles or trailers are not allowed to park on the street for more than ten (10) hours per day.
17. Golf carts or other vehicles may not be driven on the grass of the common areas or the concrete aprons at the mailboxes.
18. No resident shall make or permit any disturbing noises by himself, his family, employees, agents and visitors, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owners. No resident shall play upon, or allow

to be operated, a stereo, television, radio or sound amplifier, in such manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing as of 11:00 p.m. each day. No resident shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

19. A unit owner or resident shall not place or use any item upon any portion of the common elements except with the approval as designated by the Board.
20. Use of portable cooking units will be permitted outside the unit up to a distance of ten (10) feet, provided that good fire safety practices are employed and the grill is stored after its use as provided in paragraph 21, below.
21. Portable cooking units may be stored outside the individual units on the limited common ground provided that they are equipped with commercially produced covers and provided that they are removed to within the units in case of severe storm warnings. When residents will be absent for more than thirty (30) days, all BBQ grills and patio furniture must be moved inside the units. This is especially important during the Hurricane Season, June 1st through November 30th, for the protection of Association property and the safety of the unit owners.
22. No flammable, combustible, or explosive fluid, chemical or other substance, shall be kept in any unit or limited common element assigned thereto or storage areas, except as required for normal household use.
23. Each unit owner or resident who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure. Unit owners and renters are strongly urged to complete and file an Emergency Information Sheet with the Management Company (attached).
24. Lawn/yard ornaments, such as statuary, potted plants and whirligigs are limited to three (3) in the front of the unit and three (3) in the back. They must be situated so as not to interfere with lawn mowing and maintenance, and unless they are permanently planted or secured, they must be brought inside the unit in the event of severe wind and/or hurricane warnings. When residents will be absent for more than thirty (30) days, all such ornaments and potted plants, as referred to in this paragraph, must be moved inside the units. This is especially important during the Hurricane Season, June 1st through November 30th, for the protection of Association property and the safety of the unit owners.
25. U.S. flags may be flown at any time and are not considered a lawn ornament. They should be displayed on a securely installed bracket or pole in an area that does not interfere with lawn mowing/maintenance and should be properly maintained. Small flags such as those stapled to a dowel rod may be **temporarily** placed in the ground so as not to interfere with lawn mowing/maintenance. They should be removed after the holiday for which they are displayed.

26. Removal of mold and dirt on units and driveways is homeowner's responsibility. Excessive mold or dirt will be dealt with on an individual request basis by a decision of the Association Board.
27. Portable generators may be used temporarily in Lancaster I provided that the manufacturer's instructions for use are followed and the storage of hazardous materials meets the local Fire Marshall code. Specifically, portable generators cannot be used in either occupied or unoccupied interior spaces and must be in open areas away from roof overhangs. The Fire Marshall limits the storage of fuel in unoccupied spaces to twenty-five (25) gallons of gasoline, in Fire Marshall approved container or a single twenty (20) pound tank of propane.
28. The Association maintains a supply of fire ant killer granules, available in small quantities, to each unit owner, as needed to treat fire ant mounds in their immediate area.
29. Removal of bee or wasp nests on, around or within their building is the unit owner's responsibility.
30. Renters/lessees are welcome to attend any Board of Director, Association Committee, or Unit Owner meetings, but are prohibited from addressing the Board or addressing any Agenda item during the meeting. Directors will be happy to respond to your questions after the meeting has adjourned.

**Note: "Limited Common Element" is defined in Lancaster I plot plans as the area around the building extending five (5) feet out from exterior walls. The Association property beyond the five (5) foot line is defined as the "Common Element."**

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