

**Towns at Lakeside Association, Inc.
C/o SunVast Management & Services
321 Interstate Boulevard
Sarasota, Florida 34240
941-378-0260 * Fax 941-378-0322
www.townsatlakesidehoa.com**

Rental Application

If you are currently leasing or plan to lease your Towns at Lakeside townhome, please be aware that your Board of Directors has adopted the attached additional rules and regulations with respect to the leasing of all homes with the Towns community. Due to the high percentage of rentals and the number of deed restriction violations, the Board believes that a majority of the current tenants are not aware of the policies already contained in the Declaration of Covenants, Conditions, and Restrictions of the Towns at Lakeside (“Declaration”).

Effective February 26, 2009, the Association will require that the attached Owner/Tenant HOA Disclosure & Acknowledgement (hereinafter “Disclosure”), Tenant Profile Form (hereinafter “Profile”), and a copy of the lease form be provided to The Towns HOA by mail, e-mail or fax prior to the tenant taking occupancy. Additionally, any owner who already has a lease on their unit shall immediately obtain the signature of their tenant on this Disclosure, and have them complete the Profile and return to the Association. Tenant awareness is very important in order to maintain an orderly, safe and harmonious way of life for all residents of The Towns.

Please recognize that as leases are renewed each year, updated copies of the Disclosure, Profile and lease form must be provided to the HOA each time a new or revised lease is executed, and the tenant(s) must be provided with a copy of the most current Rules and Regulations of the Association. All pertinent HOA documents can be downloaded from the community website at www.townsatlakesidehoa.com.

We ask that you read the attached proposed Disclosure and Profile carefully. You may then download the approved forms and all applicable rules and regulations from the website beginning January 27, 2015 and provide them to your tenants for signature. Should you have any questions or concerns, please contact James Ro, Community Association Manager, at 941-378-0260.

Thank you for your cooperation in this matter.

TOWNS AT LAKESIDE BOARD OF DIRECTORS

THE TOWNS AT LAKESIDE ASSOCIATION, INC.
Please Submit Copy of Lease Along with this Profile

Towns at Lakeside HOA 321 Interstate Blvd. Sarasota, FL 34240 941-378-0260

New Tenant Profile GENERAL INFORMATION:

1. Address of Unit: _____

2. Owner's Full Name: _____

Telephone Number: _____

3. The unit is being occupied by a tenant (check one)

_____ With a lease (Please attach a copy to this form)

_____ Without a lease (Month to month)

4. If applicable, lease in name of: _____

5. Number of Occupants: Adults _____ Children _____ Total _____

6. Names of all adult tenants:

7. Names of all children and age(s):

8. Number of Pets: Dogs _____ Cats _____ Other _____ (please list below):

NOTE: No more than a total of two dogs,cats or birds can be kept on any lot. Please refer to the HOA Use Restrictions, Article IV, Section 8 (Animals) for all requirements.

9. Occupancy Date ____/____/____ 10. Term of lease: _____

11. Number of automobiles to be parked at residence

_____ Make, Model, Color & Tag

_____ Make, Model, Color & Tag

_____ Make, Model, Color & Tag

NOTE: Every resident vehicle is required to be parked in either the garage and/or driveway. If the number of vehicles exceeds the garage and driveway capacity, HOA Rules allow additional vehicles to be parked in the visitor parking lots.

12. Has the tenant been provided a copy of:

The Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside, which includes the First and Second Amendment, Articles of Incorporation and By-Laws?

Yes _____

The General Rules and Regulations ?

Yes _____

The Authorized Vehicles, Storage & Parking Policy ?

Yes _____

13. E-mail address of Owner: _____

14. E-mail address of Tenant (If known) _____

Please attach a copy of the executed lease with this form (if applicable). The owner's signature, (not their agent) is required.

Print Owner's Name: _____

Owner's Signature: _____ Date: _____

Print Tenant's Name: _____ Date: _____

Tenant Signature: _____ Date: _____

Date of Execution: _____

RETURN THIS FORM TO:

SunVast Management & Services

321 Interstate Boulevard

Sarasota, FL 34240

941-378-0260 * Fax 941-377-0322

THE TOWNS AT LAKESIDE ASSOCIATION, INC.

OWNER/TENANT LEASE DISCLOSURE & ACKNOWLEDGEMENT

www.townsatlakesidehoa.com

(This policy and procedure is in accordance with the Declarations of Covenants, Conditions and Restrictions of The Towns at Lakeside Plantation Homeowners Association, Article IV, Section 33)

1. A tenant shall be defined as anyone occupying a unit for any length of time IF the owner of record and/or spouse is not also occupying the unit, irregardless of whether the owner enters into a lease agreement with said tenant.
2. Any owner whose unit is occupied by a tenant shall provide the HOA Management Company with a completed "Disclosure and Profile Application" located elsewhere in this document for approval by the HOA prior to the tenant taking occupancy.
3. The premises being occupied by the tenant shall be one entire unit (town home) of the 236-unit Towns of Lakeside Community. The 236 unit owners comprise The Towns at Lakeside Association, Inc., managed by a Board of Directors that oversees and maintains the Common Area, and sets and enforces reasonable rules for the Property. The Board has retained a management company to oversee the day to day operations of the Community.
4. No more than one (1) Disclosure and Profile Application shall be approved within a twelve-month period, and no lease shall be for a term of less than 30 days. Applications and leases must be renewed annually, no later than one year after the date of execution on the application. Additionally, sub-leasing without the prior approval of the Association shall be prohibited.
5. The rights of the Tenant to use and occupy the home and utilize the common areas shall be subject and subordinate in all respects to the provisions of the Declaration of Covenants, Conditions, and Restrictions of The Towns at Lakeside, and any articles, by-laws, rules, regulations, and restrictions as are from time to time adopted by the Association. The Tenant shall be bound by and subject to all obligations of the Owner under the Declaration.
6. The Owner certifies that he has delivered to Tenant, and Tenant hereby acknowledges receipt of, the following documents:
 - a. A copy of the Declaration of Covenants, Conditions and Restrictions of The Towns at Lakeside, which includes the First and Second Amendment, Articles of Incorporation and By-Laws;
 - b. A copy of the General Rules and Regulations;
 - c. A copy of the Authorized Vehicles, Storage & Parking Policy;
 - d. A copy of the Tenant Disclosure and Profile Form (which shall be completed and mailed to the Management Company)

7. Owner shall be responsible to the Association for compliance by his Tenant with the terms and conditions of the Declaration, By-Laws and any rules and regulations. Owner and Tenant understand that a breach of the Declaration, By-Laws, Rules, or Regulations shall constitute a breach of the lease. The Owner's failure to require the Tenant's compliance with any of the above documents, or any other applicable laws or ordinances, shall result in the Association, at the Owner's expense, enforcing the provisions of these documents against the Tenant and Owner, such enforcement including, but not limited to, fining the Owner and possible mediation, arbitration or court appearance.

8. The Owner's failure to pay the annual assessment, or any special or other assessment or fine, or any installment thereof, levied against his or her home/lot may result in legal action against the Owner including garnishment of rent of payments where applicable.

9. The Association has the right to change the rules and regulations, policies and procedures at any time, with notice of any changes provided to all Owners. All Owners are responsible for relaying any information to their Tenants.

10. Should tenants desire to utilize the CDD facilities, the owner must execute a Property Owner Access Waiver (available at the CDD office or on the Towns website), a copy of the lease (if applicable), and a copy of the Lakeside HOA Tenant Disclosure and Profile form to the CDD office at 2200 Plantation Blvd. Upon submittal of those items, tenants will be issued access codes and passes to the facilities.

Property
Address: _____

Print Owner Name: _____

Print Tenant Name(s): _____

Owner Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

RETURN THIS DISCLOSURE AND PROFILE FORM TO:

SunVast Management & Services
321 Interstate Boulevard
Sarasota, FL 34240
941-378-0260 * Fax 941-377-0322

ADOPTED BY THE BOARD OF DIRECTORS ON FEBRUARY 26, 2009
The Towns at Lakeside Association, 321 Interstate Blvd., Sarasota, FL 34240
Adopted by the Board of Directors on January 26, 2015



PROPERTY OWNER ACCESS WAIVER

Property owners who rent out their Lakeside Plantation properties are required to register with the HOA/Management Company. Owners renting their property must relinquish all rights to the amenities of Lakeside Plantation. Per Lakeside Plantation restrictions, this access waiver must be signed, or the CDD Office will not grant access to the facilities to the tenants. The CDD asks all property owners to submit the required paperwork through the HOA/Management Company in a timely manner. Tenants will not receive access codes or amenities passes, and will not be permitted to use the Clubhouse amenities until the waiver, data sheet, and supporting documents are returned. Once the paperwork has been signed and submitted, and all necessary steps have been followed, passes will be issued.

Once the tenant has terminated their lease with the owner, passes must be surrendered. If passes are not turned in, a charge of \$5.00 per card will be assessed/billed to the owner.

Please complete the following to waive your right to access the amenities.

We/I _____ and
_____ as legal property owner(s) of
(address) _____
agree to relinquish all access rights to the Clubhouse and its amenities during the time the
above property is being leased by

(Print Tenant Name/s)

Lease Effective Date: ____/____/____ Lease End Date: ____/____/____ (This
waiver will remain in effect if lease is extended or renewed by the owner, so long as a new
copy of the lease is submitted.)

Term (circle one): ____ Months _____ Annual

(Signature of Property Owner) (Date)

(Signature of Property Owner) (Date)



LIABILITY RELEASE WAIVER

I, the undersigned, jointly and severally, hereby release and discharge the Lakeside Plantation Community Development District (District), and/or any of its agents, employees, or assignees from any and all liability, claims, demands, causes of action, loss, damage, or injury to person or property that may result during the use of any equipment, furniture, or facilities/amenities on the premises of Lakeside Plantation; to include the fitness center, swimming pool and deck area, the clubhouse, and all other common areas of the Lakeside Plantation CDD. I understand that the District facilities are being used at my own risk and I take full responsibility for such use.

 (Print Name) (Date)

 (Signature) (Activity- if applicable)

 (Street Address) RESIDENT/TENANT: YES / NO
 (circle one)

Names of Children Waiver is also Covering:

 (Child's Name) (DOB) (Signature)

 (Child's Name) (DOB) (Signature)

 (Child's Name) (DOB) (Signature)

 (Child's Name) (DOB) (Signature)

Today's Date: _____

Lakeside Plantation Clubhouse
2200 Plantation Boulevard
North Port, Florida 34289
Telephone: 941-423-5500 Fax: 941-423-5501
lakesideplantation@verizon.net

RESIDENT DATA FORM

Name of Owners:

_____ (First and
Last Names of all Property Owners)

Name of Tenants or Visitors: _____

Visitor/Tenant Length of Stay: _____

Lakeside Plantation Address: _____

Full Time/Yearly OR Part Time/Seasonal
(circle one)

Resident Directory: YES / NO
(circle one)

EMAIL ADDRESS:

Phone #: _____ Cell #: _____

Phone #: _____ Cell #: _____

Alternate Address: _____

(City) (State) (Zip Code)

Emergency Name/Phone #:

Other Family Members in Home: _____ (if Child) Date of Birth

The above requested information will be used by the Clubhouse Office. We use this information to alert you when your passes are ready and to keep you informed of events and activities. Thank you for your cooperation. (Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.)