

Applications can be mailed or dropped off to 3903 Northdale Blvd Suite#250W Tampa, FL 33624

Or

Application can be emailed to RTravez@wisepm.com



Eagle Palms Homeowners Association, Inc.

Lease Application

*** Eagle Palms BOD will review the lease application within fifteen (15) to thirty (30) business days from receipt of the application. A criminal background report must be done for each prospective occupant over the age of 18, and payment of a processing fee of **\$75.00** payable to Eagle Palms HOA.

Checklist before submitting:

- Lease app fee **\$75.00** (Per Application)
- Background Check Fee **\$40.00** (Per Tenant) + copy of a valid government-issued photo ID, such as a Driver's License, state ID, or passport.
- Signed & dated copy of the lease agreement between both parties.
- HO6 Insurance (or similar) is up to date and submitted to the association.
- Completed Rules and Regulations Checklist.

Address of Unit _____

Owner's Name: _____

Owner's Phone: Home _____ Work _____ Cell _____

Owner's Mailing Address _____

Realtor's Name _____

Realtor's Phone: Home _____ Work _____ Cell _____

Realtor's Mailing Address _____

***If more than one homeowner or occupant will reside in the Unit under the proposed sales application, please complete the following information for each homeowner/occupant. ***

1. Proposed Tenant Information

Name _____

Current Address _____

Social Security Number _____ Military? Y / N (circle)

Phone: Home _____ Work _____ Cell _____

D.O.B: _____

2. Proposed Tenant Information

Name _____

Current Address _____

Social Security Number _____ Military? Y / N (circle)

Phone: Home _____ Work _____ Cell _____

D.O.B: _____

3. Proposed Tenant Information

Name _____

Current Address _____

Social Security Number _____ Military? Y / N (circle)

Phone: Home _____ Work _____ Cell _____

D.O.B: _____

4. Proposed Tenant Information

Name _____

Current Address _____

Social Security Number _____ Military? Y / N (circle)

Phone: Home _____ Work _____ Cell _____

D.O.B: _____

PERMITTED VEHICLES:

Year/Make/Model/Tag#: / / /

 Year/Make/Model/Tag#: / / /

 Year/Make/Model/Tag#: / / /

 Year/Make/Model/Tag#: / / /

PETS ALLOWED: YES NO

(No more than two common household pets may be kept in a Unit)

PERMITTED PETS: NUMBER: _____ TYPE: _____

DESCRIPTION: _____ Weight: _____

DESCRIPTION: _____ Weight: _____

Please list any persons under the age of eighteen (18) who will occupy the Unit.

- Name _____ Age _____ Relationship to Tenant _____
- Name _____ Age _____ Relationship to Tenant _____
- Name _____ Age _____ Relationship to Tenant _____

By signing this application, I declare under penalties of perjury that I have received and reviewed the Declaration of Covenants and Restrictions for Eagle Palms Subdivision, the Articles of Incorporation of Eagle Palms Homeowners Association, Inc., the Bylaws of Eagle Palms Homeowners Association, Inc., and the Eagle Palms Homeowners Association, Inc. Rules and Regulations, all as amended from time to time, and I agree to abide by and comply with all covenants, conditions, and restrictions contained therein.

By signing this application, I further declare under penalties of perjury that the information and documentation provided in connection herewith is true and accurate to the best of my knowledge. I understand that any false or misleading statement will result in the denial of my Sale Application without further cause.

Signature of Tenant/Occupant: _____ D a t e : _____

Signature of Tenant/Occupant: _____ Date: _____

Signature of Tenant/Occupant: _____ Date: _____

Signature of Owner/Occupant: _____ Date: _____

Signature of Owner/Occupant: _____ Date: _____

Signature of Owner/Occupant: _____ Date: _____

Eagle Palms Homeowners Association, Inc.
Uniform Sales Addendum

The Declaration of Covenants and Restrictions for Eagle Palms Subdivision, the Articles of Incorporation of Eagle Palms Homeowners Association, Inc., the Bylaws of Eagle Palms Homeowners Association, Inc., and the Eagle Palms Homeowners Association, Inc. Rules and Regulations, all as amended from time to time (together the "Governing Documents"), are incorporated into this Lease. Tenant(s) acknowledge that they have read and understand the Governing Documents and Tenant(s) agree to abide by the covenants and restrictions contained therein.

If the owner, occupant or any guest or invitee of the tenant fails to comply with the Governing Documents, the Eagle Palms Homeowners Association, Inc. ("Association") shall have the right to take any action against the owner or occupant which the Association may be entitled under Florida law or under the Governing Documents to take against the Owner of the Unit. Such rights may include, but are not limited to, imposing fines against the homeowner and suspending the homeowner's right to use or access any common elements.

If the Association takes action to enforce the Governing Documents against any owner or occupant, any person residing in the Unit or any guest or invitee of a resident of the Unit, the Association shall not be liable to the tenant, resident, guest, invitee or Owner for any loss or damages arising from or connected with such actions.

Each Owner and occupant shall be responsible for the acts and omissions, whether negligent or willful, of any owner or person residing in the Unit, and for all guests and invitees of any such owner or residents, and in the event the acts or omissions of any of the foregoing shall result in any damage to the Common Elements or to Units, or any liability to the Association, the Owner, tenant and/or occupant shall be jointly liable for the same and shall defend, indemnify and hold harmless the Association from all such claims and damages. In addition, the Owner and any person residing in the Unit, including all guests and invitees of any such resident, may be assessed for any damage to the Common Elements or to Units, and the Owner and/or occupant shall be jointly liable for payment of such assessment.

All Owners and occupants shall provide the Association with written notice of any guest or invitee who is not identified on the Sales Application and who will reside in the property for more than thirty (30) consecutive days. Such notice shall state the name and age of the proposed occupant, the relationship of the proposed occupant to the Owner or tenant, and the length of time during which the proposed occupant will reside in the Unit.

Signature of Tenant: _____ Date:

Signature of Tenant: _____ Date:

Signature of Tenant: _____ Date:

Signature of Tenant: _____ Date:

Signature of Owner: _____ Date:

Signature of Owner: _____ Date:

RESIDENT REGISTRATION FORM

EAGLE PALMS

Homeowners/Tenants: Please provide this form to your property manager/association staff. It must be submitted by an Authorized Community Contact. Please type or print clearly. Attempting to submit this form via an unauthorized contact or illegibly will delay processing. If multiple tenants reside at the same address, each must complete their own form.

<input type="checkbox"/> NEW Homeowner	<input type="checkbox"/> UPDATE Homeowner	<input type="checkbox"/> NEW Tenant	<input type="checkbox"/> UPDATE Tenant		
Tenant Lease Start Date (if applicable):		Tenant Lease End Date (if applicable):			
Do you want to remove the previous <i>tenant(s)</i> ? <input type="checkbox"/> Yes <input type="checkbox"/> No (if applicable)					
If yes, all previous tenants will be removed. Please provide date to be deactivated:					
Community Name:					
Property Street Address:					
<input type="checkbox"/> East (MM) and West (BP)		<input type="checkbox"/> East (MM) Only			
For communities with Envera's Virtual Gate Guard, a household has a primary contact:					
The primary number is the first phone number that will be used when an Envera representative needs to contact you.					
The secondary number will be used if a homeowner/tenant cannot be reached at the first number.					
The primary email address will be used for service-related and MyEnvera account communications.					
Primary Contact Name:					
Primary Number:		Secondary Number:			
Primary Email Address:					
Secondary Contact Name:					
Primary Number:		Secondary Number:			
You can add additional household members on your MyEnvera account.					
Credential Information (for household)					
Credential Type: Fob, Sticker, Card, Other	Credential Number	Make (for vehicles)	Model (for vehicles)	State (for vehicles)	Plate Number (for vehicles)
Once submitted, please allow 24-48 hours for forms to be processed. Once a registration form has been processed, a MyEnvera account will be created for you, and you will have access to manage your household information via our MyEnvera Android/Apple App or website www.myenvera.com . After you have received your account information, please be sure to visit the app or website to create your visitor list. This list should be used for any and all relatives, house guests, service providers, or vendors that you expect.					
The information above will remain confidential and will be used solely for the purpose stated. It is the responsibility of the homeowner/tenant to keep the above information current. Please advise us of any changes, additions, or deletions by logging on to your MyEnvera account or by emailing customerservice@enverasystems.com .					

*** All gate stickers are \$35.00* * Only forms of payment are via money order or check written out to Eagle Palms HOA***

EAGLE PALMS HOMEOWNERS' ASSOCIATION

C/O WISE PROPERTY MANAGEMENT

3903 Northdale Blvd, Suite 250W

Tampa FL 33624

Rules and Regulations Review

___ **A. VEHICLE REGISTRATION:** All residents must register their vehicles with the Association. Residents may obtain gate access passes from the Association. Units with one vehicle garage receive up to two passes; units with two vehicle garages receive up to four passes. Gate forms are available on the portal and gate stickers are \$35. Please contact WISE Property Management for further information.

___ **B. NO PARKING ON THE STREET:** Vehicles belonging to residents may only be parked in garages and in driveways.

___ **C. SHARED PARKING SPACES REQUIRE PERMIT-** Designated shared parking spaces are available on a first-come first-served basis. All vehicles must always display hang tags when parked in shared parking spaces. Owners may obtain two hang tags for each Unit from management. **ANY VEHICLE PARKED ANYWHERE OTHER THAN IN A DRIVEWAY OR GARAGE WITHOUT A HANG TAG IS SUBJECT TO TOWING, WITHOUT NOTICE.**

___ **D. SHORT TERM VISITOR PARKING.** Visitors who are present for less than 14 days in any 30-Day period are considered Short-Term Visitors. Any visitors who are in Eagle Palms for more than 14 days in any 30-day period is **SUBJECT TO TOWING.** This includes those with hang tags.

___ **E. LONG TERM VISITOR PARKING.** Any visitors in Eagle Palms for more than 14 days in any 30-day period will be considered long-term visitors. Long term visitors may only park in assigned Long-Term Parking spaces. Long-Term visitors may not park in spaces designated only for Short-Term visitors, such as street parking spaces.

___ **F. LONG TERM VISITOR PERMIT APPROVAL:** Long-Term Parking spaces are intended for use of an extended but temporary nature, such as military leave, students residing at home for the summer, medical caregivers, or other uses approved on a case-by-case basis at the sole discretion of the Board of Directors. Owners with visitors desiring to use Long-Term Parking spaces shall provide the Association with documentation of the basis of their need for Long-Term Parking. Use of Long-Term Parking requires payment of a monthly fee of fifty (\$50.00) dollars and is limited to a maximum of three (3) months in any one-year period.

___ **G. PROHIBITED VEHICLES:** No parking of trailers, boats and other prohibited vehicles on your property or streets is allowed in Eagle Palms. No inoperative cars, trucks, trailers, or other types of inoperable vehicles. There shall be no major repair performed on any motor vehicle within Eagle Palms.

___ **H. GARAGE AND DRIVEWAY PARKING:** Units with one car garages may have a maximum of one car parked in the driveway and Units with two car garages may have a maximum of two cars parked in the driveway. Vehicles parked in driveways may not block any portion of the sidewalk.

___ **I. ON-STREET PARKING:** On-street parking is generally allowed only marked spaces. On-street parking is restricted for use only by Short-Term Visitors. Owners, residents or Long-Term Visitors may not park on-street for any length of time. Vehicles parked on-street must display hang tags or temporary passes at all times or they will be towed without notice.

___ **J. TOWING:** Vehicles parked in Eagle Palms in violation of these Rules and Regulations will be towed without notice. The Association contracts with an independent towing company to perform routine inspections and towing in the community. The Association **WILL NOT BE LIABLE FOR ANY DAMAGE TO VEHICLES SUSTAINED AS A RESULT OF TOWING DUE TO VIOLATION OF THESE RULES AND REGULATIONS.**

___ **K. CLUBHOUSE AND POOL PARKING:** During the hours of 8:00am and 9:00pm, clubhouse and pool off-street parking is for use only by persons present at and actively using the clubhouse or pool. Only vehicles from Phase 1 displaying green and white hang tag shall use clubhouse/pool parking spaces.

___ **L. ENTRY GATE:** Residents with gate access passes may only utilize the resident entry side of the gate entryway. Residents without gate access passes may enter through the visitor lane by providing a gate system agent a government issued ID for verification. All visitors or persons without gate access passes affixed to their vehicles must enter Eagle Palms through the visitor lane. **RESIDENTS AND THEIR GUESTS SHALL NOT MISUSE THE ENTRY AND EXIT GATE SYSTEMS. ONLY ONE VEHICLE AT A TIME MAY ENTER THGOUTH THE ENTRY GATE.**

TAILGATING IS STRICTLY PROHIBITED. THE ASSOCIATION WILL SEEK TO RECOVER ANY AMOUNTS INCURRED DUE TO DAMAGE, INCLUDING ATTORNEY FEES FROM BOTH THE INDIVIDUAL AS WELL AS ANY RESPONSIBLE OWNER.

M. PETS: All residents are responsible for picking up and cleaning after their pets. This includes proper disposal of said waste. Pets shall be on a leash at all times while outside of the home. No more than two common household pets may be kept in a unit. Feeding or interacting with wildlife is prohibited. **THE ASSOCIATION MAY REQUIRE REMOVAL FROM THE COMMUNITY ANY PET DEEMED TO BE A NUISANCE.**

N. DOG REGISTRATION AND WASTE ENFORCEMENT: All dogs must be registered with the Association using a dog registration form. Any resident, or whose guests fail to pick up their dog's waste may be fined \$100.00 per day that such waste remains, up to an aggregate of \$5,000.00. Pursuant to the Declaration and Florida law, any fines in excess of \$1,000.00 constitute a lien on the owner's lot and are subject to foreclosure.

O. GARBAGE DISPOSAL: Trash cans shall not be placed on curb more than 12 hours prior to scheduled pickup. Trash cans must be removed from curb and placed out of public view no later than 12 hours after trash pickup. All trash must be placed in the trash can with lid closed. No bagged or loose garbage shall be left outside of the trash can on the curb or any other location for pickup. Residents are responsible for the cleanliness of the outside of his or her home (i.e. trash and/or stains).

P. SATELLITE DISHES: Satellite dishes may only be installed on the rear of buildings in a location which is not visible from the street, unless such location will not allow the dish to receive a signal, in which case the Association may allow, at the Association's discretion. Requests for new installation of a satellite dish must be approved by the Architectural Committee prior to being installed. Failure to do so will result in a violation and the owner will be held responsible for ALL costs associated with moving or removal of the satellite dish.

Q. LANDSCAPING: All landscaping modifications including the type, size, and location of floral boxes/containers must be approved by the Architectural Committee. Only floral gardens are allowed. No vegetable gardens are permitted.

R. POOL: Rules posted at the pool and/or clubhouse must be followed at all times. Proper bathing suit attire must be worn at all times. No changing of clothing or diapers in the pool area. No pets are allowed in pool or pool area. All children 13 years and younger must be always accompanied and supervised by an adult over 18. No alcohol, food or glass containers in or around pool area. Residents and their guests are responsible for the cleanup of his or her area while using the pool. Hillsborough County Sheriff's and/or HOA Board Member can and will be called to eject any unruly person.

S. CLUBHOUSE: Clubhouse has a maximum occupancy of 30 people and is a non-smoking facility. Currently the Community Manager, LCAM, is onsite every Wednesday from 9:00am to 4:30pm, excluding holidays.

T. CLUBHOUSE RENTAL: The Clubhouse can be reserved for private events by a resident for a maximum of four (4) consecutive hours. A resident wishing to reserve the clubhouse for a private event must complete a reservation form provided by the Association's manager. Rental fee is \$75.00 and deposit fee is \$125.00. Said fee and deposit must be written in two separate checks. If clubhouse is properly cleaned following each event the full deposit will be refunded. If the clubhouse is not properly cleaned, the deposit will be applied towards cleaning or repairs costs, with the balance payable by the residents who reserved the clubhouse and/or other responsible parties.

U. ARCHITECTURAL APPROVAL: All changes to Building Exterior and/or Common Areas, including but limited to screened patios, decorations, exterior colors or other changes of any kind, must have prior approval by the Association. Upon receipt of the ARC application, the Association will review for final approval or denial. Owner will be held responsible for all costs of remediation of any unapproved modifications, and for any damages to Building Exteriors and the Common Areas arising from modifications, whether approved or not.

V. WINDOWS AND DOORS: All windows and sliding glass doors must contain white, vertical or horizontal blind coverings. No drapes, tinting, aluminum foil, or reflective film is permitted on doors or windows of any type if such coverings are visible from outside the unit. Each owner shall be responsible for the maintenance, repair and upkeep of windows and doors.

W. SIGNS, FLAGS, AND DECORATIONS: No sign of any kind shall be displayed to the public view on any lot. One (1) portable removable United States Flag may be displayed in a respectful manner by each resident. The United States Flag shall not exceed thirty-six (36) inches in length or width. The display of all other flags is prohibited. Holiday decorations must be removed from view not later than two weeks after the holiday.

X. Miscellaneous items: No more than three persons per bedroom may occupy a unit. No persons shall take any action which results in damage to the common elements or other property of the Association or other owners and their guests. No window or through the wall air conditioning units shall be permitted.

This is to confirm that I have received a copy of Eagle Palms Rules and Regulations. I have read and understand these Rules and Regulations, and I agree to abide by them as a condition of my tenancy.

I understand that failure to comply with the Rules and Regulations may result in warnings, fines, or other actions as permitted by the lease agreement and applicable law.

Resident : _____ Signature _____

Resident : _____ Signature _____

Resident : _____ Signature _____

Resident : _____ Signature _____

A COPY OF THE RULES AND REGULATIONS WAS SENT TO THE NEW OCCUPANT ON: _____

PROPERTY ADDRESS: _____

Management Company: WISE Property Management: 813-968-5665