

Lindsford Master Homeowner's Association, Inc.

Lease Application



8840 Terrene Court, Suite 102 Bonita Springs, FL
34135 (239) 454-8568
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Lindsford Master Homeowner's Association, Inc.

C/O Pegasus Property Management
8840 Terrene Ct #102
Bonita Springs, FL 34135
Office: 239-454-8568
Leases@Pegasuscam.com

LEASE APPLICATION

PHASE I & II

(PHASE II APPLICANTS ONLY SUBMIT LINDSFORD NEIGHBORHOOD II HOA APPLICATION)

Please submit application at least 20 days prior to lease date.

Leases must be a minimum of 30 days. No unit may be rented more than 4 times a year.

ATTACH THE FOLLOWING – PHASE I ONLY:

- **Copy of Lease Contract**
- **\$150 non-refundable Application Fee** - Each tenant over the age of 18 will receive an email to complete the background check. Make sure the email address below is legible.
- **\$50 non-refundable Background Check Fee for each applicant and all occupants over 18**
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**

I (We) hereby apply for approval to lease:

Names: _____

Rental Unit Address: _____

Lease Term Start Date: _____ End Date: _____

Realtor: _____ Phone: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: _____
2. Full name of Co-Applicant: _____
3. Home Address: _____
4. Email Address: _____
5. Telephone: Home: _____ Mobile: _____ Work: _____
6. Applicant Employer: _____
Position Occupied: _____
7. Co-Applicant Employer: _____

Position Occupied: _____

8. The homeowner's documents of Lindsford Master Association provide an obligation of homeowners that all homes are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the home regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. Person to be notified in case of emergency: _____

Address: _____ Phone: _____

10. Reference 1: _____
Reference 2: _____

11. Make of automobile(s) / year / license number: _____
Make of automobile(s) / year / license number: _____

12. Name of Current Unit Owner: _____

13. I/We are aware of and agree to abide by the Governing Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenant with the Homeowner's Association Documents). Property Management does not provide Association Documents.

14. I/we understand and agree that the Association, in the event it approves a lease, is authorized to act as the owner's agent, with full power and authority to take whatever action may be required, including eviction, to prevent violations by lessees and their guests, in accordance with the Documents and the Rules and Regulations of the Association.

15. I/we understand that pursuant to Florida Statute 718.166(11), "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the home in the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail written notice to the homeowner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the homeowner."

Should the Lindsford Master Association Homeowner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Lindsford Master Association to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and to authorize that they may contact any persons or companies listed in the application.

_____ Applicant	_____ Date
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_____ Co-Applicant	_____ Date
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☐ Applicant(s) Approved

☐ Applicant(s) Disapproved

_____ Board Member / Property Manager	_____ Date
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**Mailing Address: Pegasus Property Management
8840 Terrene Ct., Suite 102
Bonita Springs, FL 34135-9533**

Office Number: (239)454-8568

**Association Manager: Ashley S. Wamble, CAM ((Lindsford Master))
Ashleyw@pegasuscam.com**

**Sale/Lease Coordinator - Jennifer
Email: jennifer@pegasuscam.com**

LINDSFORD MASTER ASSOCIATION, INC.
VEHICLE REGISTRATION for RFID DECALS

Homeowner / Tenant: _____ Address: _____ Email: _____
(Please Circle One)

Additional Emails: _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

RFID Decals are \$15 each. PROX Cards are \$20 each. Please make checks payable to: LINDSFORD MASTER ASSOCIATION

I agree that I am solely responsible for any and all vehicles entering the Lindsford premises using the above noted RFID Decal numbers to access the entry gates. I further agree that I am liable to the Lindsford Master Association for any damage or liability caused as a result of the misuse, negligence, and/or intentional acts of my tenants, contractors, subcontractors, licensees, invitees, family members, and guests.

Signature: _____ Date: _____

Print Name: _____

Tele-Entry Information (for Callbox / Guest Entry):

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

Name: _____ Ph: _____ Prox Card: _____

PLEASE SUBMIT FORM & FEES TO: Pegasus Property Management, 8840 Terrene Ct. #102, Bonita Springs, FL 34135

LINDSFORD COMMUNITY SWIMMING POOL: RULES FOR USE

1. The swimming pool and spa are for the private use of residents of Lindsford Phase 1 & 2 and their invited guests, when accompanied by a resident of Lindsford Phase 1 or 2. Children under 12 must be accompanied by an adult at all times.
2. NO SWIMMING OR SPA USE AFTER DARK. The swimming pool and spa are open for use from 7:00 am to dusk only. The Master Association is not licensed or insured for usage after dark. USAGE AFTER DARK IS TRESPASSING.
3. Obey the posted rules – they are for your safety and the safety of guests. NO DIVING! Failure to obey these rules may result in the inactivation of your access card.
4. Access requires a Lindsford Residential Gate Card. When you leave, your invited non-resident guests must also leave. DO NOT leave the gate propped open for others.
5. All users must shower prior to entering the pool or spa to remove natural body oils as well as applied suntanning products (which foul the water filtration system).
6. Eating and drinking on the pool deck is limited to the snack bar area and the picnic shelter – no food or drink of any kind is allowed in the pool or spa, or within 4 feet of the pool or spa rim (on the “wet deck”) per Florida State Health Department rules.
7. NO GLASS CONTAINERS OF ANY TYPE ARE PERMITTED WITHIN THE FENCED SWIMMING POOL/SPA AREA, OR WITHIN THE POOL OR SPA, AT ANY TIME.
8. Only service animals permitted by the Americans with Disabilities Act may be on the pool deck, but no animals are allowed in the pool or spa per State Health Department rules.
9. Smoking, vaping or smokeless tobacco are not allowed on the pool deck, or within the pool, the spa or the restrooms.
10. Residents may bring their own alcoholic beverages for consumption at the picnic shelter or eating areas, and on the pool deck, but not in the pool or spa, or on the “wet deck”. Responsible behavior is expected at all times. Alcohol consumption by minors is not allowed at the pool area (or the Amenities Center) at any time.
11. Residents are responsible for all damages caused by themselves or by their guests.
12. Swim or use the spa at your own risk. Call 911 in case of an accident. The Lindsford Master Association and neighborhood HOA's are not liable for any accidents or injuries.

Adopted by the Board of Directors February 17, 2021

LINDSFORD FITNESS CENTER RULES
FITNESS CENTER IS UNDER CAMERA SURVEILLANCE

Hours: 5:00 a.m. – 11:00 p.m.

Turn off TVs when leaving center

1. Exercise at your own risk. **The Association shall not be responsible for any accidents or personal injury.**
2. No one under 16 years of age is allowed in the Fitness Center. (Small children are to be in the Kiddie Room) Be considerate of others and clean up the Kiddie Room after you are finished.
3. Shirt and shoes are required at all times. **NO bare feet, flip flops, or crocs. NO bathing suits allowed in the Fitness Center.**
4. Equipment must be wiped down with wipes after each use.
5. Each piece of equipment may be used for a maximum of 30 minutes per person, if someone is waiting on that machine.
6. No food or drinks in the Fitness Center. Only plastic water bottles are permitted – **NO GLASS**
7. No playing or jumping on equipment. Horseplay, profanity, disruptive conduct, and indiscreet behavior at the fitness facilities are strictly prohibited.
8. No music or similar media playing devices are to be used in the Fitness Center, unless earphones are used.
9. No cell phone use in the fitness facility.
10. No professional (paid) training or fitness classes are permitted in the Fitness Center unless by prior written approval from the Board of Directors.
11. No smoking. No alcohol.
12. Report any damaged or non-working equipment to the Property Manager.
13. No bicycles are to be brought into the Amenities Center, they must be left in the bicycle rack outside.

Repeated violations of these rules are subject to denial of access to the Fitness Center.

The Association is not responsible for loss, damage, or theft of personal items brought into the building.

Any activities not covered in the above should be cleared with the Board of Directors.

KIDDIE ROOM ETIQUETTE

This room is a convenience for your little ones while you are working out in the fitness room; please be considerate of this area. Please clean up after your child/children when you are leaving this area.

Please no food or juices in this room.

Please do not allow crayons in this room.

Please turn TV off when leaving this room.

Do not bring strollers into this area, strollers to stay in lobby.

*Any damage done to the room, including the TV, will be paid for by the homeowner responsible.

LINDSFORD MASTER HOA
Rules and Regulations

GOLF CART POLICY

Golf carts are allowed in the community provided they are:

Registered with the Management Company

Show proof of insurance

Operators must hold a valid driver's license

Operators must obey all traffic laws, speed limits, and stop signs, etc.

Carts must have operational head lights and tail lights

There is no standard color required.



LINDSFORD MASTER ASSOCIATION, INC.

Who You Gonna Call?

Updated 1.29.2026

The community is divided into three (3) phases or neighborhoods, with different Boards and service providers, so please keep this in mind. The Master Association and the Neighborhood Associations have different roles and responsibilities and are funded by separate quarterly assessments. The associations' Property Management contacts are as follows:

Lindsford Master Association: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood I HOA: Compass Rose Mgmt. – Erin Houston, Senior CAM – (239) 309-0622

Lindsford Neighborhood II HOA: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood III HOA: Rizzetta & Company – Nicole White, LCAM – (239) 936-0913

1. Cable TV/Internet: There are several providers, a couple of options are CenturyLink: 800-788-3600; Comcast/Xfinity: 800-934-6489
2. Cleaning within the Amenities Center: Master Association, contact Pegasus Property Management
3. Community Room Rental: Master Association, contact Pegasus Property Management
4. Locker Rooms/Restrooms/Shower: Master Association, contact Pegasus Property Management
5. Exercise Room / Kiddie Room: Master Association, contact Pegasus Property Management
6. Board of Directors for Neighborhood HOA & Master Associations: A list is provided on the Lindsford Master Association website under "Property Management" (<https://lindsfordhoa.com>).
7. Board of Directors' Emails for Lindsford Master Association: President@lindsfordhoa.com, VicePresident@lindsfordhoa.com, Secretary@lindsfordhoa.com.
8. Emergency Number for Master Association: Ashley Wamble - (239) 454-8568
9. Entry Gate Not Working: Phase I & II Entry – Master Association, **contact Pegasus Property Mgmt., Phase III Entry** – Lindsford Neighborhood III HOA, **contact Rizzetta & Company.**
10. Fountain Not Working: Master Association, contact Pegasus Property Mgmt.
11. Irrigation Issues & Landscaping Questions/Concerns: **Residential – Contact your Neighborhood HOA Property Manager** (*Lindsford Neighborhood II – Create a Work Order for Sunrise Landscape on the Lindsford II website: <https://lindsfordhoaii.com>*), **Common Area - Master Association, contact Pegasus Property Mgmt.**
12. Temporary Parking Permit for Amenities Center: Master Assoc., contact Pegasus Property Mgmt.
13. Questions/Concerns Regarding Outdoor Amenities (bocce ball, tennis, basketball, tot-lot): Master Association, contact Pegasus Property Mgmt.
14. Speeding, Traffic, Prowler Concerns: **Fort Myers Police, non-emergency line: 239-321-7700**
15. Street Repairs (potholes, etc.): Master Association, contact Pegasus Property Mgmt.
16. Street Signs, Traffic Signs, & Crosswalks: Master Association, contact Pegasus Property Mgmt.
17. Streetlight Not Working: **Florida Power & Light** – <https://www.FPL.com> (need number on light post)
18. Swimming Pool or Spa Questions/Concerns: Master Association, contact Pegasus Property Mgmt.
19. Trash Service: City of Fort Myers – 239-321-8050
20. Utility Billing: City of Fort Myers – 239-321-8100 (24 hr)
21. Water Meter Leak: City of Fort Myers – 239-321-8100 (24 hr)
22. Warranty Repairs on Home: D.R. Horton – 239-225-2600 (<https://www.drhorton.com/contact-us-page>)
23. City Council Representative: Phase I, II, & III – Ward 3: Terolyn Watson – 239-321-7003
24. City Council Representative: **for Crofton Ct. ONLY** – Ward 2: Diana Giraldo – 239-321-7002

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