

Lindsford Master Homeowner's Association, Inc.

Lease Application



8840 Terrene Court, Suite 102 Bonita Springs, FL
34135 (239) 454-8568
Fax: (239) 454-5191

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 III

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:

- **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 Property 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 unit 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 Master 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 home is occupied by a tenant and the homeowner 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 become delinquent in his/her association dues while his/her home 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

Co-Applicant

Date

☐ **Applicant(s) Approved**

☐ **Applicant(s) Disapproved**

Board Member / Property Manager

Date

**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

To: Lindsford Master Association

From: Lindsford Phase 3 Homeowners' Assn .
2024

Date: 21 August, 2024

Re: Implementation of Towing Policies

Please be advised that pursuant to the authority granted to the Phase 3 Board of Directors by Resolution dated 15 August 2024, the Lindsford Phase 3 Homeowners' Assn. intends to implement the following policies effective 1 October 2024 unless notified that the Master Assn is exercising its veto power on or before 22 September, 2024.

1. A contract for towing will be entered into with ABS Towing.
2. ABS Towing will be authorized to conduct random inspections of the streets within Phase 3 for parking violations.
3. Any vehicle parked on the streets or any part of said streets of Phase 3 between the hours of 11:00 PM and 6:00 AM shall be subject to towing.
4. Any vehicle parked in the cul-de-sacs at the end of Tilbor Circle and/or Crofton Court shall be subject to towing at any time of day.
5. Any vehicle parked in contravention of state or local ordinance shall be subject to towing at any time of day.
6. Any vehicle parked blocking any portion of a sidewalk shall be subject to towing at anytime.
7. Any vehicle parked on any property owned by the Master Assn. or the Phase 3 Homeowners' Assn. not specifically designated for parking shall be subject to towing at anytime.

Approved by the Lindsford Phase 3 Homeowners' Assn. Board of Directors on 21 August, 2024.

s/ Kevin O'Connor, President

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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