

**PINEHURST AT STRATFORD PLACE**

**C/O Directors Choice, LLC**

**3784 Progress Ave – Suite 107**

**Naples, Florida 34105**

**[directorschoice@comcast.net](mailto:directorschoice@comcast.net)**

**Fax 239-791-1076**

*Complete all questions and fill in all blanks. If any question is not answered or is left blank, this application will not be processed, and/or not approved. Print legibly or type all information.*

**LEASE**

**APPLICATION FOR OCCUPANCY**

List Section: \_\_\_\_\_ **PINEHURST SECTION I, II, III or IV RESIDENTS ASSOCIATION, INC.**

Date \_\_\_\_\_ Unit Address \_\_\_\_\_

Owner(s): \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Owner(s) Realtor: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Tenant(s): \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Tenant(s) Realtor: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Lease terms: \_\_\_\_\_ to \_\_\_\_\_

*\*DOCS - SECTION 12.4 \*\*Lease terms are a minimum of 30 days, maximum of 4 times in a calendar year. This application must be submitted with a copy of the executed lease at least 20 days prior to the closing date to allow time for processing. Approval must be received prior to the tenant moving in or gate information being provided.*

*Before Process can BEGIN the following must be received by Directors Choice, LLC (Management Co):*

\_\_\_\_\_ LEASE APPLICATION

\_\_\_\_\_ LEASE ADDENDUM

\_\_\_\_\_ PHOTO ID OF EVERY ADULT 18 years of age or older that will reside in the unit.

\_\_\_\_\_ SCREENING AUTHORIZATION & DISCLOSURE forms *for each person* 18 or older residing in the unit.

\_\_\_\_\_ \$40.00 for EACH Screening Authorization NON-REFUNDABLE payable to: DIRECTORS CHOICE, LLC.

\_\_\_\_\_ \$100.00 Application Processing fee, NON-REFUNDABLE, payable to: PINEHURST SECTION I,II,III or IV.

\_\_\_\_\_ \$250.00 **PINEHURST IV ONLY**, Common Elements Deposit REFUNDABLE, payable to:

**PINEHURST – SECTION IV.**

\_\_\_\_\_ Two (2) Letters of Character References.

\_\_\_\_\_ COVER SHEET SIGNATURE PAGE-Rules and Regulations signed by TENANT.

\_\_\_\_\_ "Rules and Regulations" **MUST stay in the TENANTS POSSESSION**

\_\_\_\_\_ Completed Parking and Vehicle Registration Request Form. **MUST stay in the TENANTS POSSESSION**

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**UPON LEASE EXPIRATION:**

**LEASE RENEWAL APPLICATION** must be submitted should the lease renew or extend at the end of 12 month period. **NO APPLICATION FEE** required when submitted 20 days before lease expiration.

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Has anyone who will ever occupy the unit been convicted of a **FELONY**? \_\_\_\_\_ If yes, please attach a separate explanation.

**LIST ALL INDIVIDUALS TO OCCUPY UNIT INCLUDING CHILDREN**

- |   |   |
|---|---|
| 1. Name _____ DOB _____<br>Relationship _____ | 4. Name _____ DOB _____<br>Relationship _____ |
| 2. Name _____ DOB _____<br>Relationship _____ | 5. Name _____ DOB _____<br>Relationship _____ |
| 3. Name _____ DOB _____<br>Relationship _____ | 6. Name _____ DOB _____<br>Relationship _____ |

In case of emergency, notify: \_\_\_\_\_  
Name Address Phone

**LIST ALL PETS**

1. Cat \_\_\_ Dog \_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Name: \_\_\_\_\_
2. Cat \_\_\_ Dog \_\_\_ Breed: \_\_\_\_\_ Weight: \_\_\_\_\_ Name: \_\_\_\_\_

- *No more than two (2) domesticated pet such as a dog or cat. Dogs may not be an aggressive breed.*

**PART 1 – RESIDENCE HISTORY OF PERSON SIGNING THE LEASE**

*\* Please include a minimum of 3 years history. Attach additional pages if necessary.*

A. Present Address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include Apt #, City, and State)

Apt. or Condo Name: \_\_\_\_\_ Dates of Residency \_\_\_\_\_

Name of Landlord/ Mortgage \_\_\_\_\_ Phone \_\_\_\_\_

B. Previous Address \_\_\_\_\_ Phone \_\_\_\_\_  
(Include Apt #, City, and State)

Apt. or Condo Name: \_\_\_\_\_ Dates of Residency \_\_\_\_\_

Name of Landlord/ Mortgage \_\_\_\_\_ Phone \_\_\_\_\_

PART II – EMPLOYMENT REFERENCES

A. Employer \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Position \_\_\_\_\_

Monthly Income \_\_\_\_\_ Address \_\_\_\_\_

B. Employer \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Position \_\_\_\_\_

Monthly Income \_\_\_\_\_ Address \_\_\_\_\_

C. Employer \_\_\_\_\_ Phone \_\_\_\_\_

Dates of Employment \_\_\_\_\_ Position \_\_\_\_\_

Monthly Income \_\_\_\_\_ Address \_\_\_\_\_

**\*\*VEHICLES\*\* MAX \*\*2\*\* CARS MAY BE PARKED AT PINEHURST PER UNIT ON A PERMANENT BASIS\*\*\*\***

Auto #1: Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Yr \_\_\_\_\_ Lic. # \_\_\_\_\_ State \_\_\_\_\_

Auto #2: Make \_\_\_\_\_ Model \_\_\_\_\_ Color \_\_\_\_\_ Yr \_\_\_\_\_ Lic. # \_\_\_\_\_ State \_\_\_\_\_

**MAXIMUM OF (2) PERMANENT VEHICLES MUST BE PARK IN UNITS DRIVE AND GARAGE AT ALL TIMES – GUESTS PARKED IN GUEST PARKING MUST HAVE GUEST PARKING PASS (3 DAYS MAXIMUM) VISABLE AT ALL TIMES – GUESTS STAYING MORE THAN 3 DAYS MUST APPLY FOR EXTENDED PASS BY E-MAILING [directorschoice@comcast.net](mailto:directorschoice@comcast.net) PERMANENT UNIT VEHICLES MAY NOT PARK IN GUEST PARKING – NO CAR CAN PARK ON STREET OR GRASS – MOTOR CYCLES AND COMMERCIAL VEHICLES MUST PARK IN GARAGE – BLUE PARKING STICKERS MUST BE PLACED ON TENANT(S) 1 OR 2 CAR(S)**

**Please refer Section 9.7 of the Governing Documents for vehicle and parking restrictions.**

**\*\*\*\*\* ANY CAR ILLEGALLY PARKED WILL BE SUBJECT TO TOWING AT THE CARS OWNER'S EXPENSE\*\*\*\*\***

**\*\*GATE INFORMATION- PIN CODES – BAR CODES - GUEST PASSES \*\***  
**ARE AVAILABLE THROUGH THE STRATFORD MASTER ASSOCIATION AT:**

PMP of SW FL, INC.

75 Vineyards Blvd. Third Floor

Naples, FL 34119

Phone #239-353 -1992 <> Fax #239-353-190

I hereby affirm that the information supplied above is true and correct and consent to further investigation concerning this information or any information which comes from that inquiry which is necessary for approval of this request. Your signature will acknowledge your receipt of your agreement to comply with the Rules and Regulations and pursuant to the Governing Documents

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_

All leases must and shall be deemed to contain the agreement of the Tenant(s) to abide by all the restriction contained in the Governing Documents and shall be deemed to provide that a violation thereof is grounds for damages, termination, and eviction, and that the Owner and Tenant agree that the Association may proceed against the Owner and Tenant and that the Owner shall be responsible for the Association's costs and expenses, including attorney's fees and costs, secured by a lien against the Parcel (Pursuant to the Governing Documents).

Unit Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

*This application has been designed for the purpose of protecting you and the current property owners. It is the desire of the present owners of the Association to welcome you to an environment in which pride in ownership and adherence to all Rules and Regulations will ensure an ideal private and community life.*

**LEASE ADDENDUM**

THIS LEASE ADDENDUM, is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between \_\_\_\_\_, as the Owner, (hereinafter referred to as "Lessor") of the real property described as: \_\_\_\_\_ of Pinehurst Section I, II, III or IV Residents Association, Inc. (hereinafter referred to as the "Unit") located within, and subject to the jurisdiction of Pinehurst Section I, II, III or IV Residents Association, Inc. (hereinafter referred to as the "Association", and \_\_\_\_\_ (hereinafter referred to as "Lessee"), which supplements and modifies that certain Lease Agreement dated \_\_\_\_\_ by and between Lessor and Lessee for the leasing of said Unit. The parties hereby agree as follows:

1. **RULES AND REGULATIONS.** Lessee, and his/her guests, invitees, licensees and servants, agree to take subject to, assume and abide by the Declaration of Covenants, Conditions & Restrictions of Pinehurst Section I, II, III or IV Residents Association, Inc. and any Association's Articles of Incorporation, By-Laws, Rules and Regulations, and all exhibits and amendments thereto of the Pinehurst Section I, II, III or IV Residents Association, Inc. (hereinafter collectively referred to as the "Association Documents"), and by execution of this Lease Addendum, Lessee acknowledges that Lessee has received copies of the foregoing Association Documents. Lessee understands that Lessee takes subject to same and agrees to abide by all provisions of the Association Documents, as same may be amended from time to time, and that the breach by Lessee (or Lessee's guests, invitees, licensees and servants) of any such rule or regulation, or of any of the terms, conditions, covenants and restrictions of the Declaration, or the exhibits thereto, shall constitute a breach of a substantial obligation under the Lease. Failure of Lessee to abide by said Association Covenants, Conditions & Restrictions shall entitle the Association to all the rights of Lessor to terminate the Lease and evict Lessee. The Board of Directors of the Association shall have the power as provided in Florida Statutes 718, but shall not in any manner be obligated, to terminate the Lease and/or to bring summary proceedings to evict Lessee, in the name of Lessor and/or itself, in the event of (i) a default by Lessee in the performance of Lessee's obligations under the Lease, or (ii) a foreclosure of a lien placed on the Unit by the Association in accordance with the Declaration of Covenants, Conditions & Restrictions. In the event the Association brings any action, proceeding or litigation to terminate the Lease and/or to evict Lessee, the Association shall recover from Lessor and/or Lessee all costs and reasonable attorney's fees incurred therefore.

2. **USE AND OCCUPANCY.** The Unit shall be used solely as a private residence for Lessee, and the following individuals, as listed below:

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(List each occupant stating name, age and relationship to Lessee)

Lessee hereby specifically agrees to abide by any and all rules, regulations, covenants and restrictions contained in the Association Documents pertaining to guests within the Unit and/or upon Association property, as same may be amended from time to time. Lessee agrees not to use the Unit, or permit the Unit or any portion of the Association Property to be used, for any illegal, immoral, improper, offensive, hazardous or unlawful purpose. All valid laws, zoning ordinances and

regulations of all governmental bodies having jurisdiction shall be observed by Lessee. Lessee further agrees not to make, nor permit to be made, any disturbance, noise or annoyance of any kind which is detrimental to the Unit or any portion of the Association Property, or to the comfort of any of the other inhabitants of the Association.

3. ASSIGNMENT AND SUBLETTING. Lessee shall not assign nor sublet the Unit or any part thereof, nor shall the Lease Agreement be assigned by Lessee, without the prior written approval of the Lessor and the Association.

4. RIGHT TO RENT. In the event Lessor is delinquent in Lessor's obligation to pay to the Association any "common expenses" as defined in the Association Documents, the Association shall have the right, but not the obligation, to require Lessee to pay said rental installments, or the portion thereof, sufficient to pay said delinquent common expenses, directly to the Association, upon the Association giving written notice of the exercise of such right to Lessee and Lessor. This right of the Association is cumulative and in addition to any and all other rights or remedies the Association may have against Lessee or Lessor.

5. RIGHT OF ENTRY. The Association, its employees or their agents shall have the right to enter the Unit at all reasonable hours to examine the Unit, to make all repairs deemed necessary for the safety of the other residents of the Association or the preservation of the Association property (or any portion thereof), or to do whatever is deemed necessary to assure orderly use and proper maintenance of the Unit or any portion of the Association property.

6. SUBORDINATION. The Lease is hereby expressly made subject and subordinate to all Association assessments, ground or underlying leases, mortgages, building loan agreements and all advances which may now or hereafter affect or become a lien upon the Association real property, and to any renewals, modifications, consolidations, replacements or extensions thereof.

7. INDEMNIFICATION. Lessee agrees to indemnify and hold harmless the Association from and against any claims for damages to person or property arising from Lessee's use of the Unit, or from any activity or work permitted or suffered by Lessee in or about the Unit. The Association shall not be liable for personal injury or damages to Lessee's personal property from theft, vandalism, fire, water, rain storms, smoke, explosions, riots or other causes whatsoever. The provisions of this paragraph shall survive the termination of the Lease.

8. MODIFICATION OF LEASE. The Lease may not be modified, amended, extended, or assigned without the prior written consent of the Board of Directors of the Association.

9. Nothing contained in the Lease, this Lease Addendum, or the Association Documents, shall in any manner (i) be deemed to make the Association a party to the Lease or this Lease Addendum (except to the extent, if any, necessary to enable the Association to enforce its rights hereunder or under the Association Documents, or (ii) create any rights or privileges of Lessee under the Association Documents or in or as to the Association.

11. All other terms, conditions and provisions of the Lease Agreement shall remain in full force and effect, except as modified herein.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_  
Signature Witness

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature Owner

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature Owner

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature Tenant

\_\_\_\_\_  
Print

\_\_\_\_\_  
Signature Tenant

\_\_\_\_\_  
Print

Pinehurst Sect \_\_I,\_\_II,\_\_III,\_\_IV – Street#\_\_\_\_\_

**RESIDENTIAL SCREENING AUTHORIZATION**

FRIST: \_\_\_\_\_ MIDDLE: \_\_\_\_\_ LAST: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, and Zip: \_\_\_\_\_

SSN: \_\_\_\_\_ DOB :( MM/DD/YYYY) \_\_\_\_\_

Tel# \_\_\_\_\_ Cell# \_\_\_\_\_

*I have read and signed the Disclosure and Authorization Agreement.*

**SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**DISCLOSURE AND AUTHORIZATION AGREEMENT  
REGARDING CONSUMER REPORTS**

**DISCLOSURE**

A consumer report and/or investigative consumer report including information concerning your character, employment history, general reputation, personal characteristics, criminal record, education, qualifications, motor vehicle record, mode of living, credit and/or indebtedness may be obtained in connection with your application for and/or continued residence. **A consumer report and/or an investigative consumer report may be obtained at any time during the application process or during your residence.** Upon timely written request of the management, and within 5 days of the request, the name, address and phone number of the reporting agency and the nature and scope of the investigative consumer report will be disclosed to you. Before any adverse action is taken, based in whole or in part on the information contained in the consumer report, you will be provided a copy of the report, the name, address and telephone number of the reporting agency, and a summary of your rights under the Fair Credit Reporting Act.

**AUTHORIZATION**

You hereby authorize and request, without any reservation, any present or former employer, school, police department, financial institution, division of motor vehicles, consumer reporting agency, or other persons or agencies having knowledge about you to furnish Directors Choice, LLC with any and all background information in their possession regarding you, in order that your residence qualifications may be evaluated, You also agree that a fax or photocopy of this authorization with your signature be accepted with the same authority as the original.

**READ, ACKNOWLEDGED AND AUTHORIZED**

\_\_\_\_\_ **PRINT NAME**

\_\_\_\_\_ **SIGNATURE**                      \_\_\_\_\_ **DATE**

- For California, Minnesota or Oklahoma applicants only, if you would like to receive a copy of the report, if one is obtained, please place an "X" on the circle.

## CHARACTER REFERENCE

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

Reference's Name: \_\_\_\_\_

Phone \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Street Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_ Zip \_\_\_\_\_

Applicant's Name \_\_\_\_\_

\_\_Pinehurst I    \_\_Pinehurst II    \_\_Pinehurst III    \_\_Pinehurst IV

To Whom It May Concern:

The applicant(s) above are applying for membership in a Residents Association. The Board of Directors would appreciate it if you would furnish us with whatever information you consider pertinent regarding the character and stability of the applicant(s)

How do you know the applicant(s)? \_\_\_\_\_

\_\_\_\_\_

How long have you known the applicants(s)? \_\_\_\_\_

Would the applicant(s) make a good neighbor? \_\_\_\_\_

Please explain why you would like to live next door to them:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please return this form to the management company via mail, e-mail or fax. Your prompt reply is appreciated.

**PINEHURST AT STATFORD PLACE RECREATION ASSOCIATION, INC**  
**C/O Directors Choice, LLC**  
**3784 Progress Ave – Suite 107**  
**Naples, Florida 34104**  
**[directorschoice@comcast.net](mailto:directorschoice@comcast.net)**  
**Phone 239-877-7457**  
**Fax 239-791-1076**

**TENANT MUST SIGN AND RETURN THIS ONE PAGE WITH APPLICATION**

**COVER SHEET**

**RULES AND REGULATIONS  
FOR  
PINEHURST AT STRATFORD PLACE**

The Rules and Regulations hereinafter enumerated as to the Common Elements, the Limited Common Elements, the Units and the Pinehurst at Stratford Place Recreation Association shall apply to and be binding upon all unit owners. The unit owners shall at all times obey by these Rules and Regulations and shall see that they are faithfully observed by their families, guests, invitees, lessees, vendors and persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

I AM SIGNING BELOW THAT I HAVE PRINTED AND HAVE IN MY POSSESSION A COPY OF THE RULES AND REGULATIONS WHICH ARE THE NEXT 2 PAGES OF THIS APPLICATION. I WILL KEEP THESE AT ALL TIMES THAT I RESIDE IN PINEHURST AT STRATFORD PLACE.

**I HAVE READ, I AM KEEPING IN MY PERSONAL POSSESSION, I UNDERSTAND, AND I AGREE TO ABIDE BY THE RULES AND REGULATIONS OF PINEHURST AT STRATFORD PLACE.**

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

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

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

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

**NEEDS TO BE SIGNED BY ALL ADULTS TO RESIDE IN THE UNIT**

# PINEHURST @ STRATFORD PLACE

## RULES AND REGULATIONS

C/O Directors Choice, LLC

Phone: 239-877-7457

Fax: 239-791-1076

E-Mail [pamh@directorschoicellc.com](mailto:pamh@directorschoicellc.com)

**THESE RULES AND REGULATIONS MUST STAY WITH THE TENANT, DO NO RETURN TO DIRECTORS CHOICE, LLC.**

1. As new **Rules and Regulations** are adopted or existing ones changed or eliminated a dated page change will be distributed to all homeowners. The following important rules and regulations are included in the Declarations or have been adopted by the Pinehurst Board of Directors:
2. **Trash Collection.** Trash is collected on Wednesdays and Saturdays. Recycling is collected on Wednesdays. Receptacles, containers and bins should be placed at the curb after 6 PM on the evening prior to collection and returned to storage by 6:00 AM on the day after collection.
3. **Bulk item pick-up.** For large items and appliances call 239-252-2380 48 hours prior to Wednesday's pick-up. Items may only be left at curb during normal trash can schedule (6 PM on the evening prior).
4. **Trash Containers.** At all times other than collection periods, trash and recycling containers are to be stored in the garage.
5. **Garage Doors.** Garage doors are to remain closed except when in use (exiting or entering of vehicles).
6. **Prohibited Vehicles.** Boats, buses, mobile homes, campers and vehicles that display advertising or the name of a business may not be parked overnight in Pinehurst, except in garages.
7. **Parking - Active Towing Policy in Force.**
  - a. On-street parking of all vehicles and trailers is **PROHIBITED** on **ALL** streets.
  - b. No blocking Sidewalks
  - c. "Guest Parking" is strictly for Guests, must have a guest pass which is good for 3 days.
  - d. Limit of **TWO** vehicles per unit on a permanent basis.
  - e. No parking on any Grass/Landscaped areas.
8. **Driving Speeds.** The speed limit in Pinehurst is 15 MPH. The Association has installed speed humps to help remind drivers of their responsibility to limit their driving speed. Please help us protect our children, pets and property by respecting these limits and encouraging others to do so. Also, please keep all motorized vehicles off sidewalks which are reserved for pedestrians.
9. **Home Improvements.** Any Exterior alteration requires the Homeowner to obtain approval from the Board of Directors. Please contact your management company for further information.
10. **Landscaping.** The Association is committed to maintaining high quality standards for landscaping throughout the community. PLEASE do not alter or remove any landscaping. Contact your management company with any concerns. **Grounds Irrigation.** South Florida water Management District water use restrictions Phase III are in effect. The New Law allows ONCE A WEEK for irrigation until further notice. If interested you can check for irrigation information at [my.sfwmd.gov](http://my.sfwmd.gov).
11. **Neighborhood Street Lighting.** Please contact the Property Manager with the street address of the closest unit or the street light pole number if a street light is not operating.
12. **Signs.** Only limited signage is allowed in the Pinehurst community, including "For Sale", "For Rent", "Open House" and contractor signs. Explicit specifications and rules apply to each type of sign. Please contact the Property Manager for a sign placement and for sign specifications (refer to your documents).

## PINEHURST @ STRATFORD PLACE

### RULES AND REGULATIONS

C/O Directors Choice, LLC

Phone: 239-877-7457

Fax: 239-791-1076

E-Mail [pamh@directorschoicellc.com](mailto:pamh@directorschoicellc.com)

**THESE RULES AND REGULATIONS MUST STAY WITH THE TENANT, DO NO RETURN TO DIRECTORS CHOICE, LLC**

13. **Home Sales & Lease Application.** The sale/lease of each home must be documented prior to closing by the selling homeowner or leasing through the completion of a Home Sales/Lease Application. Please contact the Property Manager for a copy of the application to complete with the process of selling/leasing your home. Purchaser acknowledges the receipt and acceptance of the Association Documents. Leases not to exceed 4 times per year, 30 day minimum.
14. **Community Security.** It is the responsibility of each homeowner to report any suspicious activity or damage to Pinehurst property. Please do not hesitate to contact the Collier County Sheriff to report any unlawful or dangerous behavior.
15. **Property Manager.** Pam Howard of Directors Choice, LLC, serves as the Property Manager for Pinehurst. She may be reached at 239-877-7457 or [pamh@directorschoicellc.com](mailto:pamh@directorschoicellc.com).
16. **Dogs/Cats.** By County Ordinance and Pinehurst Bylaws **All Pets** must be on leashes or carried by owner when taken outside. It is the Owners obligation to pick up and dispose of the waste materials immediately from pets. Failure to leash or clean up after your animal shall be deemed a nuisance to the community. Violation of this covenant could cause you to be ordered to have your animal removed from Pinehurst. This covenant is for the health of the owner and the community.
17. **Hurricane Shutter Policy.** Hurricane shutters may only be installed or lowered up to fourteen (14) days before a storm warning is announced and must be removed or raised within fourteen (14) days after the storm passed. The only exception to the policy is that the Lexan (Clear) and Protexan (Clear) may be left up on the sides and rear of a home from June 1<sup>st</sup> to November 30<sup>th</sup>. The ARC and Board of Directors must approve any installation of new shutters that will be permanently attached to the home.
18. **Skate Boards, Bicycles.** All Skateboards and ripsticks are banned from use on any streets and sidewalks or guest parking within the Pinehurst community. **Bikes are to be stored in garage when not in use.**
19. **Please do not ALLOW your children to play in the roadway.**
20. **POOL RULES.**
  - a. **Children 16 years old and under are not permitted in the pool area unless accompanied by an adult (18 years or older).**
  - b. **Our Pinehurst pool must be closed from dusk until dawn by Florida State Law. No one should enter the pool area after dusk and any person in pool area after dusk will be charged with TRESSPASSING.**
  - c. **Do not prop open the gate, this is an insurance liability. Use your FOB to open and the pool gate. If you do not have a FOB, please contact your property owner or DIRECTORS CHOICE 239-877-7457.**
  - d. **THE LIFE RINGS WITH ROPES AND 16' POLES WITH HOOKS are placed in the pool area for safety. PLEASE DO NOT TOUCH THE SAFETY EQUIPMENT UNLESS IT IS NECESSARY TO SAVE A LIFE.**
  - e. **PLEASE PICK UP ALL YOUR TRASH WHEN YOU LEAVE THE POOL AREA.**
21. **NUISANCE Activities** are annoyances to your neighbors. No obnoxious or unpleasant offensive activity shall occur. Parties with loud music or loud talking are not allowed after **10pm**. Florida Law states that it is illegal to have music playing so loudly in a car that it can be plainly heard at a distance of 25 feet or more away.
22. Questions, comments or concerns relating to the **Pinehurst Community** or requests to receive emailed notices and up-dates may be directed to [pamh@directorschoicellc.com](mailto:pamh@directorschoicellc.com). We look forward to your participation and hope that you will enjoy being a part of this dynamic community.

**STRATFORD MASTER ASSOCIATION**  
**Lessee Parking & Vehicle Registration Request Form**

**THIS FORM MUST STAY WITH TENANT**

**PMP of SW FL, INC.**  
**75 Vineyards Blvd. Third Floor**  
**Naples, FL 34119**  
**239-353 -1992 <> Fax 239-353-1909**

Date \_\_\_\_\_

Neighborhood Association \_\_\_\_\_

Name of Homeowner \_\_\_\_\_

Name of Lessee \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

**PIN # REQUESTED**    \_\_\_/\_\_\_/\_\_\_/\_\_\_    (Pin codes are issued to short-term lessees)

**\*\*\*VEHICLE INFORMATION\*\*\***

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

License Plate No. \_\_\_\_\_ State \_\_\_\_\_

Rental Sticker # \_\_\_\_\_

Barcode Decal # \_\_\_\_\_ (\$10/per decal, decal is optional for annual leases)

Make \_\_\_\_\_ Model \_\_\_\_\_ Year \_\_\_\_\_

License Plate No. \_\_\_\_\_ State \_\_\_\_\_

Rental Sticker # \_\_\_\_\_

Barcode Decal # \_\_\_\_\_ (\$10/per decal, decal is optional for annual leases)

**PLEASE NOTE YOU MAY ONLY PARK 2 CARS ON A PERMANENT BASIS**

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Please complete this form to receive **BLUE** rental parking stickers for your vehicles.

Guest passes are provided to owners only; contact your landlord directly about guest passes.

Bring this completed form along with a copy of your approved lease application to PMP of SW FL, Inc. offices between 8am & 4:30pm Monday – Friday to receive decals and purchase optional gate access barcode decals.

**PMP of SW FL, Inc. 75 Vineyards Blvd. Third Floor, Naples FL 34119**

**239-353-1992**

## **Stratford Place Master Association**

**C/o PMP of SW FL, INC.  
75 Vineyards Blvd. Third Floor  
Naples, FL 34119  
239-353-1992**

### **PARKING INFORMATION FOR NEW OWNERS AND TENANTS AT COVENTRY I, II, III & IV AND PINEHURST I, II, III AND IV**

Stratford Place is a gated community and parking is controlled by the use of decals and passes. The gate access, parking decals and passes are managed by PMP. Our offices referenced above are open 8am until 5pm Monday through Friday. When YOU HAVE CLOSED ON YOUR PROPERTY or upon lease approval for an annual lease, you may purchase up to 2 bar codes at the cost of \$10.00 per barcode payable to Stratford Master Association. The scanner at the gate reads the code and opens the gate. Short term renters will be issued a PIN number which you enter on the keypad at the gate. This number is always preceded by the # sign. Parking/Gate forms are available from your Association's manager.

Owners will receive up to two (2) RED parking stickers. Lessees will receive up to two (2) BLUE parking stickers. These must be placed on the driver's side rear bumper of the vehicle. Vehicles without stickers will be towed at your expense.

Owners may purchase up to two (2) green guest parking passes. These can only be used by guests, not *renters*. **Guest passes must be used to park in guest parking. Owners and tenants may NOT use guest passes, and the guest passes are good for up to 3 days.** Contact your landlord to get the guest passes, and if you have a guest longer than 3 days contact the management company for an extended pass.

#### **PLEASE NOTE THE FOLLOWING:**

**Only 2 vehicles per residence are permitted on a permanent basis.  
Any vehicle which is illegally parked will be towed.  
Any vehicle which is not displaying a guest or tenant parking pass will be towed.  
NO parking on the street or grass is permitted.  
Renters may not park their vehicles in the guest parking spaces.  
Motorcycles and commercial vehicles must be parked inside the garage.**

**Please call PMP prior to pick up to verify approval for release of parking materials  
239-353-1992.**