

VENTURA HOMEOWNERS ASSOCIATION, INC.

INFORMATION FOR LESSORS AND LESSEES

Revised as of October, 2015

The following pages contain the Rules and Regulations Receiver Form ("Form") which is REQUIRED to be executed by every Owner/Lessor and Lessee PRIOR to the Lessee occupying a home and/or a room in Ventura as well as relevant information about the Community.

Please submit the Form as well as any information requested on the following pages to Ventura Homeowners Association ("Ventura HOA" or the "Association") c/o Reliant Association Solutions LLC ("Reliant"):

**VENTURA HOMEOWNERS ASSOCIATION, INC.
c/o RELIANT ASSOCIATION SOLUTIONS LLC
751 PARK OF COMMERCE DRIVE, #116
BOCA RATON, FL 33487
(561) 213-1212
juani@reliantassocsolutions.com**

RULES & REGULATIONS RECEIVER FORM

Pursuant to Section 14.1 of the Declaration of Covenants, Conditions and Restrictions for Ventura, as amended, dated as of March 5, 1996 ("Declaration"):

(I) (WE) _____

PLEASE PRINT NAME(S)

HAVE READ THE RULES AND REGULATIONS AND FULLY UNDERSTAND EACH OF THE RULES WHICH REQUIRE THAT (I) (WE), OUR FAMILY MEMBERS, GUESTS, INVITEES AND LESSEES ARE BOUND AND WILL ABIDE BY THEM, COVENANTS CONTAINED IN THE DECLARATION AND THE OTHER COMMUNITY DOCUMENTS AS DEFINED IN THE DECLARATION, A COPY WHICH HAS ALSO BEEN RECEIVED, SO LONG AS (I) (WE) LIVE AT:

_____, Delray Beach, FL 33484
PLEASE PRINT ADDRESS

AND FURTHER UNDERSTAND THAT, PURSUANT TO SECTIONS 4.6(B), 7.18 AND ARTICLES 11 AND 13 OF THE DECLARATION A VIOLATION OF THE RULES AND REGULATIONS OR COVENANTS CONTAINED IN THE DECLARATION OR OTHER COMMUNITY DOCUMENTS COULD RESULT IN A FINE OR OTHER PENALTIES.

SIGNED THIS ___ DAY OF _____, 20__

LESSEE

LESSEE

OWNER/LESSOR FURTHER ACKNOWLEDGES THAT APPROPRIATE REFERENCES, INCLUDING FINANCIAL, WERE OBTAINED PRIOR TO ENTERING INTO THE LEASE AND THAT SAID LEASE AGREEMENT WITH LESSEE IS IN COMPLIANCE WITH SECTION 14.2 OF THE DECLARATION.

OWNER/LESSOR

Please provide a copy of your lease agreement to Ventura HOA c/o Reliant Association Solutions LLC.

INFORMATION SHEET

Pursuant to Section 14.2 of the Declaration, if the Lessee is responsible for paying the assessments and other charges, the following needs to be completed:

Name of Responsible Party: _____

Signature of Responsible Party: _____

Address of Responsible Party: _____

Email Address of Responsible Party: _____

Email Address of Owner, if different: _____

Should there be any changes to the above information, please notify Reliant immediately.

Monthly maintenance assessments are due on the first of every month and are considered late if received after the fifth of the month. A late fee and interest will then be charged. Please read a copy of the Procedures for the Collection of Late Payments, Liens and Enforcement of the Rules and Regulations (“Collection Procedures”) that are available from Ventura HOA or Reliant.

PLEASE NOTE THAT, PURSUANT TO SECTION 720.3085(8) OF THE FLORIDA STATUTES, THE ASSOCIATION CAN DEMAND PAYMENT FROM THE LESSEE IF THE OWNER IS DELINQUENT. FURTHERMORE, SHOULD THE LESSEE BE RESPONSIBLE FOR PAYING THE ASSESSMENTS AND OTHER CHARGES AND IS LATE, IN ADDITION TO THE RIGHTS IDENTIFIED IN THE COLLECTIONS PROCEDURES, THE ASSOCIATION RESERVES THE RIGHT TO REQUIRE THE OWNER TO MAKE ALL FURTHER PAYMENTS UPON WRITTEN NOTICE OF NO LESS THAN FIFTEEN (15) DAYS.

GENERAL INFORMATION

A. Gate Access

1. Directory. Upon taking possession of the property, the Owner/Lessor should contact TRAK Property Mgmt Group at (561) 245-4444 to get the lessee's name and number on the Directory for Visitors.
2. Gate Cards and Remote Controls. Lessees may access the Community through the Residents gate by using either a gate card or a gate remote control. The **Owner** can purchase additional cards and/or remote controls. Please also contact TRAK to make the request.

B. Keys

1. Key to Clubhouse, Tennis Courts, Swimming Pool and Gate into Community.
2. Key to Fitness Room, Billiards Room and Ping Pong Room.

The Owner can obtain additional keys. Please contact TRAK for additional information. There is a refundable fee to obtain them.

C. Other Services

1. Mulching. The Association has currently contracted with a company to place mulch at the front of everyone's home once a year.
2. Pressure/Chemical cleaning of the roofs. In order to ensure that the roofs are kept clean, the Association currently has contracted on behalf of the Owners with a company to provide this service. Twice a year the company will apply a chemical to the roofs which keeps them clean. They do NOT pressure clean the roofs. Additionally, once a year (approximately November/December), they will pressure clean the exterior walls, driveways and patios of each home. Prior to the company performing the service, Owners will be notified by email and there will be a sign posted at the gate. If you do not want this service, please contact the company directly.
3. The Association reserves the right to discontinue providing these services.

The Association requests the following information:

PET INFORMATION

Please be reminded that no more than two (2) pets are allowed pursuant to Section 7.10 of the Declaration.

Pet#1. Breed of Pet: _____ Name of Pet: _____

Color: _____ Weight: _____

Pet#2: Breed of Pet: _____ Name of Pet: _____

Color: _____ Weight: _____

OTHER INFORMATION

Name of Occupant (1): _____ Email Address: _____

Name of Occupant (2): _____ Email Address: _____

Address in Ventura: _____

Telephone Number in Ventura: _____

Winter Address: _____

Winter Telephone Number: _____

Name of Child: _____ Age: _____

Name of Child: _____ Age: _____

Name of Employer (1): _____

Business Telephone Number: _____

Name of Employer (2): _____

Business Telephone Number: _____

Other: _____