

Hunter's Reserve
Lease Addendum

Unit Owner's Information:

Name: _____

Address to which notices are to be sent:

Telephone Number Where you may be reached:

Day: _____

Night: _____

Building Number: _____ Unit Number: _____ Reserved Parking Space Number: _____

Lease Term:

**Start date: _____ **End date: _____

**Leases of fewer than seven (7) months are NOT permitted.

Tenant's Information:

#1 Tenant's Name: _____

Telephone Number: _____

Tenant's Vehicle Information: Make/Model: _____ Color: _____ Year: _____ Tag #: _____

#2 Tenant's Name: _____

Telephone Number: _____

Tenant's Vehicle Information: Make/Model: _____ Color: _____ Year: _____ Tag #: _____

Minors: _____

Hunter's Reserve
Lease Addendum (Part 2)

#1 Tenant's Employer:

Employer Name: _____

Employer Address: _____

Work Telephone Number: _____

Emergency Contact Name: _____

Emergency Contact Telephone Number: _____

#2 Tenant's Employer:

Employer Name: _____

Employer Address: _____

Work Telephone Number: _____

Emergency Contact Name: _____

Emergency Contact Telephone Number: _____

By signature below Unit Owner designates his common area rights and privileges to his/her tenant and confirm that she/he has provided a copy of the Hunter's Reserve Rules and Regulations to the Tenant.

Unit Owner's Signature: _____

Unit Owner's Name (Please Print): _____

By signature below the Tenant confirms that she/he has been provided a copy of the Hunter's Reserve Rules and Regulations and a Hunter's Reserve Pet Registration Form. Further, Tenant understands that Hunter's Reserve is a Deed Restricted Community and any violation of the terms, provisions, conditions, covenants and or the Rules and Regulations of Hunter's Reserve Association (s) provides cause for the immediate eviction and termination of leasehold.

#1 Tenant's Signature: _____ Date: _____

Tenant's Name (Please Print): _____

#2 Tenant's Signature: _____ Date: _____

Tenant's Name (Please Print): _____

Hunter's Reserve

Pet Registration Form

Hunter's Reserve is a Deed Restricted Community.

Please be advised that:

- A maximum of two (2) cats, dogs, or other domesticated pets weighing twenty five (25) pounds or less is permitted per unit.
- Pet owners are responsible for ensuring that their pets are properly licensed and vaccinated.
- When outside Florida's Leash Law is in order and ALL PETS ARE ON A LEASH.
- Animals are NOT permitted to urinate or defecate on or near Hunter's Reserve buildings or structures including sidewalks and front porch areas. If your pet urinates or defecates on the sidewalk you MUST remove it immediately,
- The association has the right to request the removal of any animal which disturbs the peace, comfort or safety of the community.
- You MUST pick up the waste after your pet uses the bathroom. Waste stations are located throughout the property with bags for removal of waste.

Unit Owner Name: _____

Pet Owner Name: _____

Building Number: _____ Unit Number: _____

#1 Animals Weight: _____ License #: _____

Description: Breed, Color, Markings: _____

#2 Animals Weight: _____ License #: _____

Description: Breed, Color, Markings: _____

I hereby certify that these pets have been inoculated against rabies and they are properly licensed. (According to Florida Statute 828.30, all dogs, cats, and ferrets MUST be inoculated for rabies.)

Pet Owner's Signature: _____

Completed forms may be mailed or faxed to:

Hunter's Reserve
150 West Palm Valley Drive
Oviedo, Florida 32765

Fax Number: 1-407-971-7686

Hunter's Reserve Pet Registration Form (Part 2)

For the health, comfort and safety of the community pet owners are hereby reminded that:

- PETS MUST BE LEASHED AT ALL TIMES.
- DO NOT walk your pet near any of the Hunter's Reserve buildings or structures.
- Kindly bring a pet waste bag when taking your pet out. or there are pet waste stations throughout the property for your convenience.
- Pet Owners must clean up after their pet relieves themselves on OR near any of the Hunter's Reserve buildings or structures.
- Hunter's Reserve residents may freely utilize the wooded areas to walk their pet.

Hunter's Reserve is a Deed Restricted Community

As per the Rules and Regulations Section 24:

"Cats, dogs and other common domesticated pets are allowed to be kept in units provided they comply with the Declaration of Condominium, Articles of Incorporation, By-laws and the Rules and Regulations. Pets are to be kept in the unit at all times. Animals are to be kept on a leash or carried when outside the unit.

Pets are restricted in weight to 25lbs. Or less.

Owners of pets shall be responsible for removing the waste of their pets from any of the common areas.

Any barking of a pet or other nuisance or annoyance to owners or occupants of Hunter's Reserve may be cause for an order to dispose of the pet. The owner or occupant covenants with the Association to promptly comply with any order to remove a pet from Hunter's Reserve, a Condominium.

No pet is to be left outside without its owner present. Pets may not be tied, chained or otherwise restrained to buildings, fences, limited common areas or common areas.

Owners are held responsible for all actions of their pets. Owners will be notified in writing of any violation.

There shall be no more than two domesticated pets in a unit at Hunter's Reserve."

Seminole County Code, Chapter 20, Ordinances Pertaining to Animals:

It shall be unlawful for any animal owner to allow his animal(s) to run at large. It is unlawful to permit any animal to urinate or defecate on any private property without expressed consent. It is unlawful for any animal owner to permit any animal, in a continuing or repeating manner, to bark, whine, or cause objectionable noise, which disturb the comfort, peace, or quiet repose of any person residing in the vicinity. All rabies susceptible animals shall be vaccinated against rabies by a licensed veterinarian and shall obtain a county license and tag; this tag shall be worn at all times. **Animal Services officials have the authority to pick up any animal that is running at large.**

Pet Owner's Signature: _____

NOTICE: HUNTER'S RESERVE OWNERS

The board of directors would like to reiterate some of the important rules and regulations of the property, please take a moment to review some of the most frequent issues that arise at Hunter's Reserve. If you lease your unit please review and share this reminder with your tenant.

1. **No Signs** of any type are permitted to be posted on the grounds or in the unit windows.
2. **Reserve Circle and ALL parking spaces are owned by Hunter's Reserve Associations, Illegally parked and Non Compliant vehicles are subject to towing at owner's expense. Parking is permitted in parking spaces as designated. All vehicles MUST be registered in the office.**
 - Illegal parking – Vehicles parked in an area that is not designated as a parking space will be towed without notice at the owner's expense.
 - Reserved Parking – Each unit is assigned one reserve parking space. Any vehicle parked in someone else's reserved parking space is subject to towing without notice.

The following applies to ALL vehicles parked at Hunter's Reserve:

- Tag and registration MUST be current at all times.
 - License plate must be properly displayed
 - Vehicles that cannot operate on their own power; and Vehicles that are not used as a primary source of transportation are prohibited.
3. **No Repairs**, routine maintenance, oil change or customization of any kind of any motor vehicle is permitted.
 4. **Trailers**, boats recreational vehicles, & commercial vehicles are not permitted.
 5. **Pets** must be leashed at all times. A maximum of two (2) pests per unit; with a **weight limit of 25 lbs or less.**
Do not allow your pets to relieve themselves near the buildings! Animal feces & urine transmits disease. Dog waste stations are located throughout our community. Please be considerate of your neighbors and clean up after your pet. Additionally please note all pet owners are subject to Seminole County Animal Ordinances.
www.seminolecountyfl.gov/dps/ansrvs/ordinances.asp
 6. **Rubbish** is to be disposed of in the proper receptacle and may be not left at any time by the entrance door or outside of the dumpster **Furniture, Appliances, Water Heaters, Flooring, Electronics, Construction materials, Cabinets, Doors, etc. ARE NOT PERMITTED** to be disposed of in or outside of the dumpsters. **Dumpsters are for household trash only.** Unit owners will be assessed removal fees for unauthorized dumping.
 7. **Nuisances/Noise** which disturbs the piece or quiet enjoyment of another unit owner is not permitted.
 8. **Pool Rules** – No swimming after sunset; no glass or bottles are permitted in the pool area (for safety); Children under 15 MUST be accompanied by an adult; No alcohol; Replacement amenity keys are \$50.00..
 9. **Propane and/or Charcoal Grills** are not permitted on the grounds or anywhere inside the units. There are two (2) large charcoal grills available for resident's use at the clubhouse.
 10. **Leased Units**, Unit owners please be reminded that if you lease your unit YOU are responsible for violations and/or damages caused by your tenant. Your tenant MUST fill out the lease addendum and turn it into the management office immediately following move in. Forms are available in the office.

Listed above is a partial list of the Rules and Regulations of Hunter's Reserve, for the complete listings please refer to our association documents. On behalf of the board of directors and the management team at Condominium Concepts we would like to take this opportunity to thank you in advance for your cooperation.