



At our HRCA Board Meeting on Wednesday, March 27, 2019, our HRCA Board of Directors motioned, voted and passed the following “Right to Use Facilities” fee:

“Effective May 1, 2019, a mandatory “Right to Use Facilities” fee, in the amount of three hundred dollars (\$300.00) per month (pro-rated at \$75.00 a week), with a maximum amount of twelve hundred dollars (\$1,200.00) per rental period, be billed to all renters in Hunters Ridge whether seasonal or annual. It is also mandatory that the HRCA member homeowner of the rental property pay to HRCA the current rental application fee of one hundred dollars (\$100.00).

This mandatory “Right to Use Facilities” fee is for the renters use of the Activity Center fitness area, swimming pool, spa, tennis and pickleball courts, and all club dining facilities only. Renters leasing golf membership properties can play golf when paying the appropriate golf fees and following all golf related rules and regulations.”

The process is as follows:

- Lease applications will have the application fee (\$100.00) billed to the homeowner on their monthly statement.
- All rentals will be required to pay the “Right to Use Facilities” fee. The proper “Right to Use Facilities” fee (\$300 Monthly) will be billed to the tenant upon approval of the lease application. For example, you submit a lease application in June of 2019 for January, February, and March of 2020. The member will be billed the \$100.00 application fee in June for processing and the tenant will be billed the “Right to Use Facilities” fee in June (\$900.00). This will be billed via email address that the tenant provided on the lease application or mailing address if no email is provided.
- Annual tenants will be billed the annual cap of \$1200.00. At each lease renewal tenants will be billed the cap of \$1200.00.
- The “Right to Use Facilities” fee must be paid in full by the tenant before they arrive to Hunters Ridge for their rental period. The tenant may mail a check to the Administration office at 28400 Hunters Ridge Blvd, Bonita Springs, FL 34135.

Members found to be in violation of this policy will have the proper fees immediately billed to their account and will be subject to both an appearance before HRCA’s Membership Committee and/or fines. Further penalties could include the suspension of all Club privileges for up to a year if policy violations continue.

Member Signature



The Hunters Ridge Golf and Country Club community would like to extend to you a very warm welcome. We know you will enjoy your stay and should you ever have any questions, please do not hesitate to give us a call at 239-992-4900. We trust you will find the following information helpful during your stay whether your rental home has “social” or “golf” membership privileges.

Property Owner/Address: _____ has a _____ membership:

- 1. Golf Course and related practice facilities - 239-947-6467 (driving range, putting, chipping greens):** Renters of Golf properties will pay the posted rates per round. Related practice facilities are available for use only in conjunction with a round of golf. No usage for Social properties.
- 2. Activity Center swimming pool, spa, and The Ridge snack bar – 239-992-6061:** Available for use by all social and golf member renters. Please observe all posted pool rules and regulations. Use pool and spa at your own risk. Snack bar accepts VISA and MasterCard credit cards only. No cash payments are accepted. No smoking/vaping allowed.
- 3. Clubhouse Food & Beverage services - 239-992-1073:** Available for use by all social and golf member renters. VISA and MasterCard credit cards are accepted. No cash payments. Please observe all **reservation** and **dress code** regulations. No cell phone usage or smoking/vaping allowed.
- 4. Pickleball and Tennis Courts:** Available for use by all social and golf member renters.

General Information: We want you to have fun! Please check out website at huntersridgecommunityassociation.com and the **bulletin boards** located in the Activity Center lanai area and in the entryway to the Clubhouse building for all of our activities. You can also view our monthly “ScoreCard” from on the Social Scene of the website or pick up a copy in the Administration Office.

Entry/Guest Information: You will/have been issued an RFID tag for entry and exit at both our main security gate on Hunters Ridge Blvd. and our second gate on Bonita Grand Drive. Our gate on Bonita Grande Drive is closed from 10:00pm until 6:30am.

The following rules are strictly enforced:

1. Please pick up after your pets, and do not allow them to run unleashed at any time.
2. Garage doors must be kept closed at all times except when actively being used.
3. Parking on the street is strictly prohibited.
4. Please do not walk, ride your bike, or allow children to play on the golf course or the cart paths. If there is a golf cart at your rental unit, please check with the Administration office to ensure that the cart is properly registered before you use it. Children under the age of 16 are not allowed to drive a golf cart at any time. Please do not allow children to be unattended on a golf cart at any time or for any reason.
5. Garbage pick-up is on Monday, vegetation and recycling is on Tuesday. Please do not put your trash out earlier than the night before pick up.
6. Commercial vehicles, golf carts, bikes, grills and trash cans must be stored in your garage.

I acknowledge receipt of the above information:

Renter Signature

Date

Homeowner Signature

Date

Staff Signature

Date

APPLICATION FOR APPROVAL TO LEASE



TO: The Board of Directors of **Hunters Ridge Community Association, Inc.**

I hereby apply for approval to lease property located at: _____
for the date starting _____, 20____, and ending _____, 20____. A complete copy of the signed lease is attached. Annual rentals require a tenant interview before being approved. Shorter term rentals may require an interview if requested.

MEMBER NAME(S): _____

MEMBERSHIP TYPE (Please check): **SOCIAL** (no golf privileges) _____ **GOLF** _____

Are you providing a golf cart for tenant use? Yes _____ No _____ If yes, please make sure your golf cart is registered in the club office. To be properly registered, your cart requires liability insurance to be on file, the proper decal attached to the cart, and you must sign a waiver releasing HRCAs from any and/or all liability in the event your golf cart is involved in an accident. Please note that residences with a Social Membership have NO GOLF PRIVILEGES.

In order to facilitate consideration of this application, I represent that the following information is factual and correct and agree that any falsification or misrepresentation in this application will justify its disapproval. I consent to Hunters Ridge Community Association, Inc., conducting a thorough background and/or credit check prior to approval/disapproval of this application.

Tenant signature: _____ Print name _____

Tenant signature: _____ Print name _____

Email Address for Tenant _____ PHONE _____

Email Address for Tenant _____ PHONE _____

Please Note: Members are responsible for the conduct of their renters at all times and should make available to them a copy of the Hunters Ridge Rules and Regulations (available on line at huntersridgecommunityassociation.com). It is the responsibility of the homeowner to conduct any and all background checks on the tenant/applicant. The HRCAs by its approval of this application does not accept responsibility for the actions of the tenant/applicant.

Please return this fully completed application to the Hunters Ridge Admin Office at 28400 Hunters Ridge Blvd, Bonita Springs, FL 34135, attention Naomi Weathers, or by email to naomi@huntersridge-ca.com along with

- **Copies of drivers' licenses for all occupants**
- **Copy of the lease. All names on the application must match those on the lease**

Applications that are incomplete, submitted without the lease, or the driver licenses will be returned to the homeowner for completion. This application must be submitted to not less than 14 days prior to the start of the rental period. Hunters Ridge Community Association representatives will notify the prospective homeowner whether it is approved or disapproved.

I allow the tenant(s) to charge to my member account while using their credit cards at all HRCAs dining facilities YES___ NO___ Please Note: Tenants are allowed to charge to your member account in order to lessen your annual food and beverage minimum, but they must pay for the charge in full at the time of sale.

Homeowner signature: _____ Date: _____

The following rules are strictly enforced:

1. Please pick up after your pets, and do not allow them to run unleashed at any time.
2. Garage doors must be kept closed at all times except when actively being used.
3. Parking on the street is strictly prohibited.
4. Please do not walk, ride your bike, or allow children to play (football for example) on the golf course or the cart paths. No one under the age of 16 is allowed to drive a golf cart anywhere on club grounds/streets.
5. Garbage pick up is Monday, vegetation and recycling is Tuesday. Please do not put your trash out earlier than the night before pick up.
6. Commercial vehicles are only allowed if they are parked in your closed garage.

APPROVED:___ DISAPPROVED:___ DATE:___ BY:___

Billed application fee \$100: _____ By: _____

Billed "Right to Use Facilities fee: _____ By: _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

1. **Full name of Lessee:** _____
DOB _____ DL# _____
2. Home Address: _____
Telephone Home _____ Business _____ Cell _____
3. Nature of Business or Profession: _____
If retired, former Business or profession: _____
4. Company or Firm Name: _____
5. Business Address: _____
City/State _____ Zip _____ Phone _____
6. Name of current or most recent landlord: _____
Address: _____
City/State _____ Zip _____ Phone _____
7. Two Personal References (local if possible):
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____

Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
8. Credit references (local if possible)
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
9. Person to be notified in case of emergency:
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
10. HRCMA Master Declaration of Covenants provides that all units are to be used as single-family residences only.
Please state the name and relationship of all other persons who will be occupying the unit on a regular basis.

11. Please **list all pets** that will be occupying this unit. Please state breed and weight of each pet: _____

12. Make of vehicles owned by applicant to be kept at the unit during lease term:
Make/Model: _____ Year _____
License No. _____ State _____

I am aware of, and agree to abide by the Master Declaration of Covenants and Restrictions, By-Laws and all Rules and Regulations of Hunters Ridge Community Association, Inc. I understand and agree that the Board of Directors for the Hunters Ridge Community Association, Inc., in the event it approves this 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 of the Hunters Ridge Community Association's Restrictions, By-Laws, Rules and Regulations. Please provide a page of information for each adult staying on-site in Hunters Ridge. Please make additional copies of page 3 for each lessee.

Date: _____ Lessee Signature: _____

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION:

13. **Full name of Spouse or Co-occupant (if any):** _____
DOB _____ DL# _____
14. Home Address: _____
Telephone Home _____ Business _____ Cell _____
15. Nature of Business or Profession: _____
If retired, former business or profession: _____
16. Company or Firm Name: _____
17. Business Address: _____
City/State _____ Zip _____ Phone _____
18. Name of current or most recent landlord: _____
Address: _____
City/State _____ Zip _____ Phone _____
19. Two Personal References (local if possible):
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____

Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
20. Credit references (local if possible)
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
21. Person to be notified in case of emergency:
Name: _____
Address: _____
City/State _____ Zip _____ Phone _____
22. Make of vehicles to be kept at the unit during lease term:
Make/Model: _____ Year _____
License No. _____ State _____
23. Mailing address for notices connected with this application (if different from home address):
Name: _____
Address: _____
City/State _____ Zip _____ Phone () _____

I am aware of, and agree to abide by the Master Declaration of Covenants and Restrictions, By-Laws and all Rules and Regulations of Hunters Ridge Community Association, Inc. I understand and agree that the Board of Directors for the Hunters Ridge Community Association, Inc., in the event it approves this 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 of the Hunters Ridge Community Association's Restrictions, By-Laws, Rules and Regulations. Please provide a page of information for each adult staying on-site in Hunters Ridge. Please make additional copies of page 3 for each lessee.

Date: _____ Lessee Signature: _____