

ST. ANDREWS AT THE EAGLES

11902 RACE TRACK ROAD; TAMPA FL 33626
TEL: (813) 855-4860 FAX: (813) 855-5692

FORM "A" – PAGE 1 OF 2

**TO BE COMPLETED BY OWNERS WHO INTEND TO RENT OR LEASE A
HOME IN ST. ANDREWS AFTER FEBRUARY 20, 2007**

DISCLOSURE OF

Amendments to Declaration of Covenants & Restrictions

Your attention is drawn to the following Amendments recorded February 20 & March 30, 2007:-

New Sections Added to Article IV

- 31.1 No person who is a convicted sexual predator, or person who has been convicted of a felony involving violence may occupy or reside within a dwelling subject to this Declaration of Covenants & Restrictions. The Board may promulgate rules to maintain the integrity of this provision.
- 31.2 No building or other improvements situated on any Lot shall be rented or leased separately from the rental or lease of the entire Lot.
- 31.3 No part of any such building or other improvements shall be used for the purpose of renting rooms therein or as a boarding house, hotel, motel, tourist or motor court or any other type of transient accommodation such as halfway house, rehabilitation center, temporary welfare housing, etc.
- 31.4 The number of lots and dwellings thereon that are allowed to be rented/leased at any given time are limited to 10% of the total number thereof. Existing rentals will be grandfathered and have first priority if existing rental agreement is to be renewed. The Board has the authority to adopt rules to enforce the provisions of this Section 31.
- 31.5 No dwelling shall be rented or leased for a period of less than 1 year.
- 31.6 No dwelling will be rented or leased without a contract providing for full lawn and if applicable pool service paid for by either the owner or the renter.
- 31.7 No home will be rented or leased without the Owner obtaining a written agreement signed by the prospective occupants wherein they agree to abide by the Covenants, Rules & Restrictions for St. Andrews and the Eagles Master Associations. Such documents are to be kept by the respective Owner and made available to the Association upon request.
- 31.8 In no event shall a landlord/tenant relationship exist between the Association and the lessee or tenant of any leased or rented property. Owners shall indemnify and hold the Association harmless in any event of such allegations in connection with the leased or rented property.

Note: Amendment 31.1 applies to all owners & those persons housed at the unit effective February 20, 2007 and is not tenant specific.

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Pursuant to Filing of Declaration of Covenants & Restrictions Amendments Article IV Section 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, the following, if applicable, is required to be filed with the Association records:-

PROPERTY ADDRESS RENTED/LEASED: _____

OWNER NAME: _____

OWNER CONTACT TEL #: _____

OWNER MAILING ADDRESS: _____

IS THE ABOVE PROPERTY MANAGED BY A MANAGEMENT COMPANY: _____

IF "YES" CONTACT DETAILS: _____

_____ TEL: _____

NAME OF TENANT _____ CONTACT TEL # _____

LEASE/RENTAL AGREEMENT TERM _____ EXPIRES ON _____

(Please Note: Minimum period required is 1 year Lease)

IN ACCORDANCE WITH AMENDMENT ARTICLE IV SECTION 31.1 BACKGROUND CHECKS ARE REQUIRED TO BE SUBMITTED TO THE BOARD FOR ALL TENANTS (18 OR OLDER)

SUBMITTED _____ (check and submit copies of background check(s))

IN ACCORDANCE WITH AMENDMENT ARTICLE IV SECTION 31.6 A CONTRACT WITH FULL LAWN SERVICE AND POOL SERVICE (IF APPLICABLE) IS TO BE PROVIDED TO MANAGEMENT

SUBMITTED _____ (check and submit copy of contract(s))

IN ACCORDANCE WITH AMENDMENT ARTICLE IV SECTION 31.7 A WRITTEN AGREEMENT SIGNED BY THE PROSPECTIVE OCCUPANT(S) AGREEING TO ABIDE BY THE CC&R'S FOR ST. ANDREWS & THE EAGLES MASTER ASSOCIATION IS TO BE MADE AVAILABLE TO THE ASSOCIATION UPON REQUEST

SECURED BY OWNER _____ (check)

THE OWNER OF THE ABOVE-MENTIONED PROPERTY BY SIGNATURE HERETO CERTIFIES THAT THE INFORMATION PROVIDED ON THIS FORM IS ACCURATE AND AGREES TO PROVIDE THE ASSOCIATION WITH UPDATES AS AND WHEN NEEDED

.....
OWNER(S) SIGNATURE _____ PRINTED NAME(S) _____ DATE _____