

Lindsford Neighborhood II Homeowners' Association

Lease Packet



**8840 Terrene Court, Suite 102 Bonita Springs, FL
34135 (239) 454-8568
Fax: (239) 454-5191**



The Lindsford HOA II Welcome Committee will host the next Orientation Meeting in early 2026. In the interim, we are happy to provide a personal orientation for you at a time convenient to you and one or two members of the committee. At that time, we can review the HOA II website and answer questions. We would certainly love to take that opportunity to meet you and acquaint you with our community. To set up a personal orientation, please email the committee at the email address below.

We also encourage you to attend the monthly HOA II Board of Directors meetings where information relevant to all homeowners is discussed. You should receive a separate email inviting you to those meetings.

To contact the Welcome Committee to schedule an individual meeting, obtain additional information, or answer questions, contact us at lindsfordwelcome@gmail.com

Sincerely,

The Lindsford HOA II Welcome Committee

Lindsford Neighborhood II Homeowner's Association

C/O Pegasus Property Management
8840 Terrene Ct #102
Bonita Springs, FL 34135
Office: 239-454-8568
Fax: 239-454-5191
leases@Pegasuscam.com

LEASE APPLICATION

Please submit application at least 15 days prior to lease date.

Leases must be a minimum of 30 days. No unit may be rented more than 4 times a year.

ATTACH THE FOLLOWING:

- **Copy of Lease Contract**
- **\$150 non-refundable Application Fee** - Each tenant over the age of 18 will receive an email to complete the background check. Make sure the email address below is legible.
- **\$50 non-refundable Background Check Fee for each applicant and all occupants over 18**
- **Checks to be made payable to Pegasus Property Management (additional background fees may apply to non-US citizens)**
- **Copy of Shot records for each pet must be included with the Profile Form.**

I (We) hereby apply for approval to lease:

Names: _____

Rental Unit Address: _____

Lease Term Start Date: _____ End Date: _____

Realtor: _____ Phone: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: _____ D.O.B. _____
2. Full name of Co-Applicant: _____ D.O.B. _____
3. Home Address: _____
4. Email Address(s): _____
5. Telephone: Home: _____ Mobile: _____ Work: _____
6. Applicant Employer: _____
Position Occupied: _____
7. Co-Applicant Employer: _____
Position Occupied: _____

8. The unit owner's documents of Lindsford Neighborhood II Homeowner's Association provide an obligation of unit owners that all units are for single family residence only. Please state the name, relationship and age of all **other persons** who will be occupying the unit regularly.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____

9. Person to be notified in case of emergency: _____

Address: _____ Phone: _____

10. Reference 1: _____
Reference 2: _____

11. Make of automobile(s) / year / license number: _____
Make of automobile(s) / year / license number: _____

12. Name of Current Unit Owner: _____

13. I/We are aware of and agree to abide by the Community Association Documents and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. (Property owner should provide tenants with the Community Association Documents). Property Management does not provide Association Documents.

14. I/we understand and agree that the Association, in the event it approves a 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, in accordance with the Documents and the Rules and Regulations of the Association.

15. I/we understand that pursuant to Florida Statute "if the unit is occupied by a tenant and the unit owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay the future monetary obligations related to the home in the association, and the tenant must make such payment. The demand is continuing in nature and, upon demand, the tenant must pay the monetary obligations to the association until the association releases the tenant or the tenant discontinues tenancy in the unit. The association must mail a written notice to the unit owner of the association's demand that the tenant makes payments to the association. The association shall, upon request, provide the tenant with written receipts for payments made. A tenant who acts in good faith in response to a written demand from an association is immune from any claim from the unit owner."

Should the Lindsford Neighborhood II Homeowner become delinquent in his/her association dues while his/her unit is leased, a receivership shall be appointed and will contact the tenant(s) for collection of rent that will then be applied to the monetary obligations related to the unit.

AUTHORIZATION: I/We hereby authorize Pegasus Property Management and/or Lindsford Neighborhood II Homeowner's Association to verify all information contained in the application and to conduct a full background, including but not limited to employment, income, eviction and criminal and authorize that they may contact any persons or companies listed in the application.

Applicant

Date

Co-Applicant

Date

Applicant Approved

Applicant Disapproved

Board Member / Property Manager

Date

LINDSFORD MASTER ASSOCIATION, INC.
VEHICLE REGISTRATION for RFID DECALS

Homeowner / Tenant: _____ Address: _____ Email: _____
(Please Circle One)

Additional Emails: _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

Vehicle 1: Make _____ Model _____ Year _____ Color _____ Lic. Plate _____ Decal _____

RFID Decals are \$15 each. PROX Cards are \$20 each. Please make checks payable to: LINDSFORD MASTER ASSOCIATION

I agree that I am solely responsible for any and all vehicles entering the Lindsford premises using the above noted RFID Decal numbers to access the entry gates. I further agree that I am liable to the Lindsford Master Association for any damage or liability caused as a result of the misuse, negligence, and/or intentional acts of my tenants, contractors, subcontractors, licensees, invitees, family members, and guests.

Signature: _____

Date: _____

Print Name: _____

Tele-Entry Information (for Callbox / Guest Entry):

Name: _____ Ph: _____ Prox Card: _____

PLEASE SUBMIT FORM & FEES TO: Pegasus Property Management, 8840 Terrene Ct. #102, Bonita Springs, FL 34135

LEASE AND OCCUPANCY RESTRICTIONS

Section 1. Leases. All leases shall be in writing and a copy of such lease shall be provided to the Association for review. All leases shall provide that the Association shall have the right to terminate the lease in the name of and as agent for the lessor upon default by tenant in observing any of the provisions of the Declaration, the Articles of Incorporation, By-Laws of the Association and applicable rules and regulations, if any. The Owner or lessee requesting the review shall pay to the Association or its management agent a fee of One Hundred and No/100 (\$100.00) Dollars to cover the costs of reviewing the lease and examining records plus all reasonable costs incurred by the Association to conduct a background check. No lease shall be for a term of less than thirty (30) days. No Home may be leased more than four (4) times in any calendar year unless otherwise approved by Association in the case of hardship. The prior review of the Association for a lease shall not apply to Lots and/or Homes acquired by an Institutional Mortgagee who has acquired title to the Lot and/or Home through foreclosure or deed in lieu of foreclosure. The Owner will be jointly and severally liable with the tenant to the Association for any sum which is required by the Association to affect such repairs or to pay any claim for injury or damage to property caused by the negligence of the tenant. The Board of Directors may by a majority vote establish a requirement that a sum of money not to exceed One Thousand and No/100 (\$1,000.00) Dollars or one month's rent, whichever is greater, be deposited in escrow with the Association as a security deposit for the purpose of covering the cost of any damage to the Common Area or other portions of the Property resulting from acts or omissions of tenants (as determined in the sole discretion of the Association). The number of occupants must comply with applicable codes regarding the size of the Home. The tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by Association.

By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her tenant should the tenant refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such tenant and the costs of the same shall be charged to the Owner as an Individual Assessment. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas appurtenant to such Home. If a Lot or Home is occupied by a tenant and the Owner is delinquent in paying any monetary obligation due to the Association, the Association may demand that the tenant pay to the Association all rental payments becoming due and continue to make such payments until all the monetary obligations of the Owner related to the Lot have been paid in full and the Association releases the tenant or until the tenant discontinues tenancy, in accordance with the terms of Florida law.

ARTICLE IX

USE RESTRICTIONS

Section 1. No Lot shall be used except for residential purposes. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home.

Section 2. No structure of a temporary character, trailer, basement, tent, shack, barn, shed or other out-building shall be used on any Lot at any time as a residence or appendage to such residence, either temporary or permanent, except for temporary construction trailer of Declarant.

Section 3. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood within the Plat, or any matter which affects the health, safety or welfare of the owners or occupants of the Property, in the Association's reasonable discretion.

Section 4. No livestock or poultry shall be kept, maintained, or bred in any Home or elsewhere within the Property, except for fish in an aquarium and birds in cages maintained in the interior of the Home and not more than a total of two (2) domestic dogs (other than pit bull dogs or other dogs which in the reasonable determination of the Board of Directors are determined to be a threat to the safety of the occupants of the Property which shall not be allowed under any circumstances in the Property) or two (2) domestic cats shall be permitted to be kept in a Home or Lot, provided such animals are not kept, bred or raised for commercial purposes. Notwithstanding the foregoing, the Board of Directors shall specifically have the power to either permit additional domestic dogs or cats to be kept as pets by an Owner if in the determination of the Board such pets shall not cause or be deemed by the Board of Directors to constitute a nuisance to any other Owner in the determination of the Board of Directors. Each person bringing or keeping a pet within the Property shall be absolutely liable to the Association, other Owners and their invitees for any damage to persons or property caused by any pet brought upon or kept upon the Property and it shall be the duty and responsibility of each such Owner to clean up after such animals which have deposited droppings or otherwise used any portion of the Property or public street abutting or visible from the Property. Animals belonging to Owners or invitees of any Owner must be kept within an enclosure or, on a leash held by a person capable of controlling the animal. No pets shall be "tied out" in a yard or on a porch or patio and left unattended for any extended period of time. The Association shall have the right to promulgate Rules and Regulations relating to animals and the right to restrict or require removal any such animals determined by the Board to constitute a nuisance. In addition, all pet owners shall be required to maintain at all times adequate homeowners' insurance coverage for any and all liabilities related to the pet(s) owned and kept on the Lot, which insurance shall name the Association as an additional insured. Proof of such insurance coverage shall be provided by the Owner to the Association upon reasonable request not more than one time per calendar year. If such coverage is not provided as required herein, the Association shall have the right to require the pet to be removed from the Lot until the appropriate insurance coverage is obtained.

Section 5. Unless otherwise restricted in the Master Declaration, during the time period Declarant owns any Lot within the Property, no sign of any kind shall be displayed to the

public view on any Lot, except one sign not larger than 3" X 5" and placed in one ground floor window or one second story window advertising that property is for sale and except signs used by the Declarant to advertise the Property during the construction and sale of Homes. Once the Declarant has conveyed all Lots it owns within the Property and subject to the terms and conditions of the Master Declaration, then the size of the signs can be increased to not more than 18" x 24" to advertise that the property is for sale or rent which sign is to be placed on one ground floor window or one second story window.

Section 6. No Lot shall be used or maintained as a dumping ground for rubbish. All trash and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Trash, garbage or other waste shall be kept in sanitary, covered containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. In no event shall such equipment and/or containers be visible from the Common Area streets, from neighboring Property or within property contained in the Plat, except for a reasonable time immediately prior to and after scheduled trash collection, and in all events in compliance with the County Code.

Section 7. No garments, rugs, towels or blankets or any other materials may be hung, exposed or dusted from the windows or from the front facade of any Home. Further, unless otherwise specifically prohibited by applicable local, State or Federal law, no outside clotheslines or other facilities for drying or airing clothes shall be erected in the front yard, side yard or back yard of any Home. All personal property of Owners or other occupants shall be stored inside; provided, however, patio furniture or other personal property which is specifically for the use and enjoyment of designated outdoor areas of the Home shall be permitted.

Section 8. There shall be no parking on any portion of any sidewalk which is not part of a designated driveway, grass or street within the Property. An Owner may park in the Home's garage or in the driveway on the Lot. Car covers are prohibited and license tags on all vehicles must be current. No vehicle which cannot operate on its own power shall remain in the Community for more than twenty four (24) hours, except in the garage of a Home. No repair or maintenance, except for emergency repairs of vehicles shall be made unless in the garage of a Home. No vehicles shall be stored on blocks. No tarpaulin covers on vehicles shall be permitted anywhere within the public view. Any trailer, commercial vehicle, recreational vehicle, boat, rowboat, canoe, jet ski or boat trailer shall not be permitted to be parked outside of an enclosed garage. This restriction shall not be deemed to limit service vehicles whose purpose is to perform maintenance and delivery service to the Lot Owners or the Association during normal working hours or for work performed for the Declarant or the Association which are necessary in the development, maintenance or management of the Association. The term "commercial vehicle" includes trucks and vehicular equipment or other vehicles which are used or which are ordinarily intended to be used for commercial purposes or which contain materials regularly used in trade or business. No vehicles displaying commercial advertising shall be parked within the public view. Automobiles issued by the County or other governmental entity (i.e., police cars), such automobile shall not be deemed to be a commercial vehicle and may be parked in the garage or driveway of the Lot. No vehicle shall be used as a domicile or residence either temporarily or permanently. No all terrain vehicles (ATVs), golf carts, scooters or mini motorcycles are permitted at any time on any paved surfaces forming a part of the Common

Areas. Notwithstanding any other provision in this Declaration to the contrary, the foregoing restrictions shall not apply to construction vehicles utilized in connection with construction, improvement, installation, or repair by Declarant, or its agents. Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein, the Association is authorized to order the towing of any vehicle (at said vehicle owner's expense) for a violation of this Section if a vehicle remains in violation of this Section for a period of twenty-four (24) hours from the time a notice of violation is placed on the vehicle or if such a vehicle was cited for such violation within the preceding fourteen (14) day period. Each Owner by acceptance of title to a Home irrevocably grants the Association and its designated towing service the right to enter a Lot and tow vehicles in violation of this Declaration. Neither the Association nor the towing company shall be liable to the owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing or removal and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. By accepting title to a Home, the Owner provides to the Association the irrevocable right to tow or remove vehicles parked on the Owner's Lot and Common Area which are in violation of this Declaration. An affidavit of the person posting the foresaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

Section 9. No septic tanks or individual wells will be permitted on any Lot.

Section 10. No garage may be improved for purposes of making same a living area, nor shall garage doors be removed except for replacement (in which case the Owner must obtain approval of any replacement door from the Board of Directors of the Association). No garage may be used for the operation of a business or for any commercial purpose of any kind.

Section 11. No external window covering, reflective window covering or iron or decorative bars(either interior or exterior) may be placed or permitted to remain on any window of any building without the prior written approval of the Board of Directors of the Association. Window treatments shall consist of drapery, blinds, decorative panels, or other window covering, and no newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding one (1) week after an Owner or tenant first moves into a Home or when permanent window treatments are being cleaned or repaired. No security bars shall be placed on the windows of any Home without prior written approval of the ARC. No awnings, canopies or shutters shall be affixed to the exterior of a Home without the prior written approval of the ARC. No reflective tinting or mirror finishes on windows shall be permitted unless approved by the ARC. Window treatments facing the street shall be of a neutral color, such as white, off-white or wood tones. Window or wall air conditioner units are prohibited.

Section 12. No flags or banners other than a Flag permitted by Chapter 720.304, Florida Statutes, or other local, state or federal law, which must be displayed in a respectful manner and which is subject to reasonable standards for size, placement and safety as may be adopted by the Association will be permitted. The foregoing sentence shall not apply to the Declarant.

Section 13. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then the Owner thereof shall commence to rebuild or repair the damaged Home or improvement in accordance this Declaration within 6 months of the date of

the loss. As to any such reconstruction of a destroyed Home or improvements, the same shall only be replaced as approved by the ARC and the DRC of the Master Association. Notwithstanding anything to the contrary herein, to the extent that insurance coverage obtained and maintained by the Association covers such casualty destruction, the Owner of such damaged or destroyed Home shall not perform any activities that would negate such coverage or impair the availability of such coverage.

Section 14. Except for normal construction activity, sale, and re-sale of a Home, sale or re-sale of other property owned by Declarant, administrative offices of Declarant, no commercial or business activity shall be conducted in the Community that disrupts the residents, including without limitation, within any Home. Notwithstanding the foregoing, and subject to applicable statutes and ordinances, an Owner may maintain a home business office within a Home for such Owner's personal use; provided, however, business invitees, customers, and clients shall not disrupt the residential nature of the Community unless the Board provides otherwise in the Rules and Regulations. No Owner may actively engage in any solicitations for commercial purposes within the Community. No solicitors of a commercial nature shall be allowed within the Community, without the prior written consent of Association. No day care center or facility may be operated out of a Home. No garage sales are permitted, except as permitted by Association.

Section 15. No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARC as required by this Declaration. The ARC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC.

ARTICLE X

EASEMENTS

Section 1. Easements are reserved over each Lot and the Common Area for public service purposes including but not limited to, police protection, fire protection, emergency services, postal service and meter reading.

Section 2. Easements for ingress and egress and for the installation, access and maintenance of all irrigation lines and equipment, utilities, surface water management and drainage facilities, and landscaping are reserved on and over each Lot and the Common Area in favor of the Association and those entities or agencies requiring such easements. Such easements are reserved for their intended purpose and shall not be removed by subsequent Owners. The right is also reserved to the Declarant and the Association to create additional utility easements by separate instrument as may be required from time to time.

POOL RULES

250602_Rev Dated

- NO FOOD OR BEVERAGES IN THE POOL OR ON THE WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE POOL DECK FOR POOL PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED POOL AREA.
- BATHING LOAD: 73 PERSONS.

POOL HOURS: DAWN TO DUSK – NO NIGHT SWIMMING

- SHOWER BEFORE ENTERING THE POOL.

POOL MAX. DEPTH: 5 FEET

NO DIVING

- WARNING: NO LIFEGUARD – SWIM AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT.
- KEEP WET DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.
- NO SMOKING OR VAPING.

SPA RULES

250602_Rev Dated

- MAXIMUM WATER TEMPERATURE 104 DEGREES (40 DEGREES CELCIUS).
- MAXIMUM USE TIME 15 MINUTES.
- CHILDREN UNDER 12 YEARS OF AGE MUST HAVE ADULT SUPERVISION.
- PREGNANT WOMEN, SMALL CHILDREN, PEOPLE WITH HEALTH PROBLEMS AND PEOPLE USING ALCOHOL, NARCOTICS OR OTHER DRUGS THAT CAUSE DROWSINESS SHOULD NOT USE SPA WITHOUT FIRST CONSULTING A DOCTOR.
- NO FOOD OR BEVERAGES IN THE SPA OR ON THE WET DECK. COMMERCIALY BOTTLED WATER IN PLASTIC BOTTLES IS ALLOWED ON THE SPA DECK FOR SPA PATRON HYDRATION.
- NO GLASS OR ANIMALS ALLOWED IN THE FENCED SPA AREA.
- BATHING LOAD: 9 PERSONS.

MAXIMUM DEPTH: 3' 4"

SPA HOURS – DAWN TO DUSK – NO NIGHT USAGE.

- SHOWER BEFORE ENTERING THE SPA.
- WARNING: NO LIFEGUARD – USE SPA AT OWN RISK.
- MEDICAL EMERGENCY: CALL 911.
- KEEP SPA DECK CLEAR OF OBSTRUCTIONS AT ALL TIMES.



PARKING POLICY for PHASE I & II AMENITIES CENTER

The parking lot at the Amenities Center is private property, owned and maintained by the Lindsford Master Association for the benefit of its members. This lot is intended to provide parking for residents while they use the Amenities Center. There are 45 spaces in this parking lot, four of which require a Florida disability parking permit. There are 717 households in Phase I & II that are entitled to park in the lot while using the Amenities Center. This lot is not intended to provide “overflow” or “alternative” parking or long-term storage for vehicles that should be parked in the owners’ garages or driveways as provided in the Covenants. Do not leave a vehicle parked at the Amenities Center when you are not using the Amenities Center unless you have a permit. Residents have been unable to park in the lot to use the Amenities Center because of vehicles parked in the Center lot for extended periods of time. This Policy is intended to address these parking concerns and may be revised as necessary by the Board of Directors.

Parking in the Amenities Center lot while using the Center is available on a first-come-first-served basis. Overnight parking in the Amenities Center parking lot, however, is by permit only. This lot is available for overnight use, for example, when you have more guests visiting than you have parking spaces in your garage and driveway, or if you are having your driveway cleaned and sealed. The maximum time limit for an overnight parking permit is seven (7) consecutive days. Permits are not renewable on an ongoing basis, but residents may re-apply for an additional seven (7) day period if they still have unused “permits” available. Use of the overnight parking permit is limited to four (4) times per street address in each calendar year, unless otherwise approved in advance by the Board of Directors for extenuating circumstances.

Campers, boats, trailers, recreational vehicles and commercial vehicles of any kind (as defined in the Declaration of Covenants) may not be parked in the Amenities Center

parking lot at any time. These trailers, recreational and commercial vehicles must be parked within an enclosed residential garage or parked in off-site storage, as per the Covenants. They are subject to towing if parked in the Amenities Center parking lot. Commercial vehicles belonging to vendors performing services at the Amenities Center may park in the lot as needed.

Vehicles that are parked without a permit in the Amenities Center parking lot after the Amenities Center closes at 11:00 pm are parked illegally and will be tagged with a Violation Notice and recorded. In accordance with City of Fort Myers ordinances, if the vehicle remains in violation for twenty-four (24) hours, or if it is found illegally parked again in the Amenities Center parking lot within fourteen (14) days, it is subject to towing and removal at the vehicle owner's sole expense. Information about the towing company is posted at each entrance to the Amenities Center parking lot.

Subject to the terms of this policy, overnight parking permits are free and may be obtained from Pegasus by calling 239.262.1396 or by sending an email to Ashley Wamble (ashleyw@pegasuscam.com). The parking permit (a hangtag for the rear-view mirror) must be displayed so that the number and expiry date are clearly visible from the outside – otherwise, the vehicle will be considered to have an invalid or missing parking permit.

Approved: March 17, 2022

Board of Directors, Lindsford Master Association



LINDSFORD MASTER ASSOCIATION, INC.

Who You Gonna Call?

Updated 1.29.2026

The community is divided into three (3) phases or neighborhoods, with different Boards and service providers, so please keep this in mind. The Master Association and the Neighborhood Associations have different roles and responsibilities and are funded by separate quarterly assessments. The associations' Property Management contacts are as follows:

Lindsford Master Association: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood I HOA: Compass Rose Mgmt. – Erin Houston, Senior CAM – (239) 309-0622

Lindsford Neighborhood II HOA: Pegasus Property Mgmt. – Ashley Wamble, CAM – (239) 454-8568

Lindsford Neighborhood III HOA: Rizzetta & Company – Nicole White, LCAM – (239) 936-0913

1. **Cable TV/Internet:** There are several providers, a couple of options are CenturyLink: 800-788-3600; Comcast/Xfinity: 800-934-6489
2. **Cleaning within the Amenities Center:** Master Association, contact Pegasus Property Management
3. **Community Room Rental:** Master Association, contact Pegasus Property Management
4. **Locker Rooms/Restrooms/Showers:** Master Association, contact Pegasus Property Management
5. **Exercise Room / Kiddie Room:** Master Association, contact Pegasus Property Management
6. **Board of Directors for Neighborhood HOA & Master Associations:** A list is provided on the Lindsford Master Association website under "Property Management" (<https://lindsfordhoa.com>).
7. **Board of Directors' Emails for Lindsford Master Association:** President@lindsfordhoa.com, VicePresident@lindsfordhoa.com, Secretary@lindsfordhoa.com .
8. **Emergency Number for Master Association:** Ashley Wamble - (239) 454-8568
9. **Entry Gate Not Working: Phase I & II Entry** – Master Association, **contact Pegasus Property Mgmt., Phase III Entry** – Lindsford Neighborhood III HOA, **contact Rizzetta & Company.**
10. **Fountain Not Working:** Master Association, contact Pegasus Property Mgmt.
11. **Irrigation Issues & Landscaping Questions/Concerns: Residential** – **Contact your Neighborhood HOA Property Manager** (*Lindsford Neighborhood II* – *Create a Work Order for Sunrise Landscape on the Lindsford II website: <https://lindsfordhoaii.com>*), **Common Area - Master Association, contact Pegasus Property Mgmt.**
12. **Temporary Parking Permit for Amenities Center:** Master Assoc., contact Pegasus Property Mgmt.
13. **Questions/Concerns Regarding Outdoor Amenities (bocce ball, tennis, basketball, tot-lot):** Master Association, contact Pegasus Property Mgmt.
14. **Speeding, Traffic, Prowler Concerns:** **Fort Myers Police, non-emergency line: 239-321-7700**
15. **Street Repairs (potholes, etc.):** Master Association, contact Pegasus Property Mgmt.
16. **Street Signs, Traffic Signs, & Crosswalks:** Master Association, contact Pegasus Property Mgmt.
17. **Streetlight Not Working:** **Florida Power & Light** – <https://www.FPL.com> (need number on light post)
18. **Swimming Pool or Spa Questions/Concerns:** Master Association, contact Pegasus Property Mgmt.
19. **Trash Service:** City of Fort Myers – 239-321-8050
20. **Utility Billing:** City of Fort Myers – 239-321-8100 (24 hr)
21. **Water Meter Leak:** City of Fort Myers – 239-321-8100 (24 hr)
22. **Warranty Repairs on Home:** D.R. Horton – 239-225-2600 (<https://www.drhorton.com/contact-us-page>)
23. **City Council Representative:** Phase I, II, & III – Ward 3: Terolyn Watson – 239-321-7003
24. **City Council Representative:** **for Crofton Ct. ONLY** – Ward 2: Diana Giraldo – 239-321-7002

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