

# Lindsford Neighborhood II Homeowners' Association

## Sale Packet



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



## WELCOME TO LINDSFORD

On behalf of the Lindsford Homeowners Association II Welcome Committee, Board of Directors, and fellow residents, we welcome you to our community. We look forward to meeting you whether it is walking down the street, at the pool or at a community activity.

The Lindsford HOA II Welcome Committee will be scheduling an Orientation Meeting in the near future. We would certainly love to take that opportunity to meet you, help you navigate the HOA II website, and meet other residents of our community. Please keep an eye out in your email for the announcement of the meeting time and date, which will be held in the Amenities Center Community Room. We encourage you to attend that meeting as it will answer many of your questions as you settle into our community. Meanwhile, please visit our website for detailed information, [www.lindsfordhoaii.com](http://www.lindsfordhoaii.com).

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.

For additional information, or questions, please feel free to email the Welcome Committee at [lindsfordwelcome@gmail.com](mailto:lindsfordwelcome@gmail.com)

# 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  
[sales@Pegasuscam.com](mailto:sales@Pegasuscam.com)

## SALE APPLICATION

Please submit application at least 30 days prior to closing date.

### ATTACH THE FOLLOWING:

- Copy of Sale Contract
- \$150 non-refundable Application Fee
- Check to be made payable to Pegasus Property Management

I (We) hereby apply for approval to purchase:

Name of Current Owner: \_\_\_\_\_

Property Address: \_\_\_\_\_

Realtor: \_\_\_\_\_ Phone: \_\_\_\_\_

### PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Full name of Applicant: \_\_\_\_\_

2. Full name of Co-Applicant: \_\_\_\_\_

3. Home Address: \_\_\_\_\_

4. 1<sup>st</sup> Email Address: \_\_\_\_\_

2<sup>nd</sup> Email Address: \_\_\_\_\_

5. Telephone: Home: \_\_\_\_\_ Mobile: \_\_\_\_\_ Work: \_\_\_\_\_

6. Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

7. Co-Applicant Employer: \_\_\_\_\_

Position Occupied: \_\_\_\_\_

8. The governing 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. Make of automobile(s) / year / license number: \_\_\_\_\_  
Make of automobile(s) / year / license number: \_\_\_\_\_

11. I/We will provide the Association with a copy of our warranty deed within 10 days of closing.

12. **All dogs must be leashed when on property and dog waste must be picked up.**

13. **I/We are aware of and agree to abide by the Declaration of Lindsford Neighborhood II Homeowner's Association and Rules & Regulations. I/We acknowledge receipt of a copy of the Association rules. A copy can be retrieved from [www.Homewisedocs.com](http://www.Homewisedocs.com)**  
Initial \_\_\_\_ / \_\_\_\_

Applications may take up to thirty (30) days to process. A copy of the approved application will be mailed or emailed to the owner and/or applicant.

**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**

**Lindsford Neighborhood II Homeowners Association, Inc**  
**Frequently Asked Questions and Answers**  
**As of January 1, 2026**

**Q: What are my voting rights in the Homeowners Association?**

**A:** Each unit has one vote.

**Q: What restrictions exist in the Governing Documents on my right to use my unit?**

**A:** Please see “**Article IX – USE RESTRICTIONS**” in the Governing Documents for a full list of the restrictions. A copy has been included with the Sales Packet. **There is a limit of two (2) domestic dogs or two (2) cats per home.**

**Q: What restrictions exist in the governing documents on the leasing of my unit?**

**A:** No lease shall be for a term of less than 30 days, and no more than four (4) leases per calendar year. All Lease applications (and application fees) must be submitted to Pegasus Property Management at least 30 days prior to tenant occupancy at [leases@pegasuscam.com](mailto:leases@pegasuscam.com) . Please see **Section 1 of Article XIII** in the Governing Documents for all *Lease & Occupancy Restrictions*.

**Q: How much are my assessments to the association for my unit type and when are they due?**

**A:** The 2026 Quarterly assessment payments for Single Family Homes is \$346.00, and for Villas \$433.41. The due dates are January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>.

**Q: Do I have to be a member in any other association? If so, what is the name of the Association and what are my voting rights in this association?**

**A:** Yes, Lindsford Master Association, one vote per property.

**Q: Is there a Capital Contribution Fee?**

**A:** Yes. Lindsford Neighborhood II Homeowners Association has a Capital Contribution Fee of \$500. Lindsford Master Association has a Capital Contribution Fee that is 2/3 of one full Quarter Assessment fee – please refer to the current LMA Approved Budget for Quarterly fee amount.

**Q: Am I required to pay rent or land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?**

**A:** No. The amenities are included in the dues paid to the Master association. The Clubhouse may be rented for an additional fee.

**Q: Is the Homeowner association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000? If so, identify each such case.**

**A:** No.

**NOTE: THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE PURCHASER SHOULD REFER TO ALL REFERENCES, EXHIBITS HERETO, THE SALES CONTRACT, AND THE GOVERNING DOCUMENTS.**

## ARTICLE IX

### USE RESTRICTIONS

Section 1. No Lot shall be used except for residential purposes. The occupancy of each Home shall be limited to the maximum number of person allowable in accordance with Federal Regulations and local ordinances based on the size and configuration of the Home. No building shall be erected altered, placed or permitted to remain on any Lot other than a Home and other structures originally constructed by the Declarant or approved by the ARC.

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 breeds prohibited by the Association's insurance policy, applicable governmental regulations 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), 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. Above ground swimming pools are not permitted on Lots. Above ground hot tubs may be permitted on lanais or patios so long as the hot tub is under the roof of the Home. All pools and hot tubs must be approved by the ARC prior to installation or such improvements are subject to removal at the Owner's expense.

Section 14. 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 15. 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 16. 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.

Section 17. No fences of any kind or in any location shall be permitted to be installed on a Lot by any Owner without approval of the ARC. The ARC shall provide guidelines as to acceptable fence height, materials and locations.

## **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/Shower: 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](mailto:President@lindsfordhoa.com), [VicePresident@lindsfordhoa.com](mailto:VicePresident@lindsfordhoa.com), [Secretary@lindsfordhoa.com](mailto: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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[AshleyW@Pegasuscam.com](mailto:AshleyW@Pegasuscam.com)

# PEGASUS PROPERTY MANAGEMENT

---

8840 Terrene Court, Suite 102  
Bonita Springs, FL 34135  
Phone 239-454-8568  
Fax 239-454-5191

Dear Homeowner:

We would like to take this opportunity to introduce Pegasus Property Management as the managing agent for Lindsford Neighborhood II HOA effective **February 1, 2024** and acquaint you with certain aspects of community living. Your Board of Directors has retained our company to manage the association's administrative needs and oversee the maintenance of the areas of which the association is in control. We help to facilitate the day-to-day affairs of the association by working at the direction of the Board and by communicating directly with the residents and vendors. Basically, all the items listed on the association's budget fall under our responsibility. We handle all the correspondence such as notices of the meetings and elections, recording the minutes of the meetings, etc.

We hope you will find the following information helpful.

**Maintenance Fees** –The association's expenses are prorated *quarterly*. It is important that your fees are paid on time to ensure the smooth operation of the association. ***Quarterly statements will be mailed to you typically 15 days before the due date.***

**Owner Information** – Please complete the enclosed email consent form and return it to our office so that we will have all the necessary information for billing purposes and in case of an emergency involving your home. This form can be mailed or emailed to the address/email address listed on the form.

**ACH**- Want automatic payments for your quarterly association fees? Sign up for ACH with Pegasus Property Management. The form for you to fill out and submit back to our office is included in this mailing. This form can be mailed or emailed to the address/email address listed on the form.

**IF YOU HAVE *BILL PAY* (where your bank sends a check to the association) THROUGH YOUR BANK, PLEASE MAKE SURE TO CHANGE THE ADDRESS TO:**

Lindsford Neighbourhood II HOA  
C/O Valley National Bank  
PO BOX 26109  
Tampa, FL 33623

**Pegasus Property Management is located at:**

8840 Terrene Court, Suite 102 Bonita  
Springs, FL 34135 Phone  
239-454-8568  
Fax 239-454-5191  
Email: ashleyw@Pegasuscam.com

Our office is open Monday through Friday. Office hours are 9:00 a.m. to 5:00 p.m. Our Answering Service will take your calls after hours. In the event of a property-threatening emergency a manager will be contacted and will respond to you personally as soon as possible. If you have a concern which is not a property damaging emergency, please leave your name, phone number, association name and address, and a brief description with the answering service and your call will be responded to the next business day.

Thank you for your attention,

Ashley Wamble, CAM

# ELECTRONIC PAYMENT AUTHORIZATION FORM

## AUTHORIZATION AGREEMENT

I hereby authorize Pegasus Property Management Inc. to initiate electronic debits to my account at the financial Institution named below. I also authorize Pegasus Property Management Inc. to credit my account if a debit entry is made in error.

Further, I agree not to hold Pegasus Property Management Inc. responsible for any delay or loss of funds due to incorrect or incomplete information supplied by me or by my financial institution.

This agreement will remain in effect until Pegasus Property Management Inc. receives a written notice of cancellation from me or my financial institution, or until I submit a new Electronic Payment Authorization form to Pegasus Property Management Inc.

IF YOU HAVE ACH SET UP FOR YOUR ASSOCIATION DUES, YOU STILL NEED TO SET UP ACH FOR YOUR FOUNTAIN LAKES IRRIGATION CO-OP DUES.

**Day of the month your account will be charged: 5th**

## ACCOUNT INFORMATION

Name of Financial Institution \_\_\_\_\_

Routing Number \_\_\_\_\_

Account Number \_\_\_\_\_

## ASSOCIATION INFORMATION

Association Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

## OWNER INFORMATION

Owner Name: \_\_\_\_\_

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PLEASE CONFIRM THE INFORMATION FROM A CHECK.

Pegasus will not be responsible for incorrect information provided. If you would like to send a voided check along with this application please send it to [Jennifer@pegasuscam.com](mailto:Jennifer@pegasuscam.com) or mail to:

**Pegasus Property Management**

8840 Terrene Ct #102

Bonita Springs, FL 34135

The image shows a sample check from ANYTOWN BANK, Anytown OR 90000. The check is payable to Paul Maple, Olivia Maple, 1234 Windy Oaks Drive, Anytown OR 00000. The amount is \$15,000.00 (15,000/1000). The check number is 1234. Annotations include: 'Routing number' pointing to the routing number field, 'Account number' pointing to the account number field, and 'Do not include the check number' pointing to the check number field. A large 'SAMPLE' watermark is overlaid on the check.

**Lindsford Master Association, Inc.**

C/o Pegasus Property Management  
8840 Terrene Ct, Suite 102  
Bonita Springs, FL 34135  
Office: 239-454-8568

**OWNER INFORMATION CONSENT FORM**

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

Local Phone #: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_ Alt. Phone # \_\_\_\_\_

Email Address(s): \_\_\_\_\_

Alt Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Pursuant to Section 720.303(1), Florida Statutes, only your name, parcel designation, mailing address and property address are official records of the Association and the Association is prohibited from disclosing any other information provided. That notwithstanding, you may consent for the information provided, such as your local phone number and email address, to be included in the Association's directory and/or web site, which will be published and provided only to members and residents of the community. By doing so, you further agree to release and hold the Association harmless for any use or misuse of this information.

**YES / NO (Circle One)** I hereby agree and consent to be duly notified for **Lindsford Master Association** via e-mail of association meetings and other notices as permitted by law and I consent to an online voting system, if/when applicable in accordance with Florida Statutes. (EX. Annual meeting notices, budget notices, compliance issues)

**YES / NO (Circle One)** I hereby agree and consent to be duly notified for **Lindsford Neighborhood II Homeowners Association, Inc** via e-mail of association meetings and other notices as permitted by law and I consent to an online voting system, if/when applicable in accordance with Florida Statutes. (EX. Annual meeting notices, budget notices, compliance issues)

Please return to [support@Pegasuscam.com](mailto:support@Pegasuscam.com) or mail to  
Pegasus Property Management 8840 Terrene Ct, Suite 102  
Bonita Springs, FL 34135

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

**Lindsford II Homeowners Assn.**

496 UNITS-Quarterly

FOR THE PERIOD: JANUARY 1, 2026 - DECEMBER 31, 2026

Approved 2026 ANNUAL BUDGET

ACCOUNT NO.	DESCRIPTION	2025 BUDGET	9/30/2025 ACTUAL	10/1-12/31/25 ESTIMATED	2025 Estimated	Variance	2026 BUDGET	PER UNIT Quarterly
<b>REVENUE</b>								
6320	ASSESSMENT FEES - SFH	489,331.05	366,998.28	122,332.76	489,331.04	0.01	448,422.15	346.00
6350	ASSESSMENT FEES - VILLAS	164,938.00	123,709.47	41,236.49	164,945.96	(7.96)	238,051.26	346.00
6850	RESERVE ASSESSMENT - VILLAS	70,000.00	52,499.97	17,499.99	69,999.96	0.04	60,136.59	87.41
6450	LATE FEE INCOME	0.00	1,911.27	0.00	1,911.27	(1,911.27)	0.00	0.00
6470	DELINQUENCY INTEREST INCOME	0.00	1,851.91	0.00	1,851.91	(1,851.91)	0.00	0.00
6630	INSURANCE CLAIM PROCEEDS	0.00	37,096.79	0.00	37,096.79	(37,096.79)	0.00	0.00
6800	OP INTEREST INCOME	0.00	927.17	0.00	927.17	(927.17)	0.00	0.00
	PRIOR YEAR SURPLUS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL REVENUE</b>		<b>724,269.05</b>	<b>584,994.86</b>	<b>181,069.24</b>	<b>766,064.10</b>		<b>746,610.00</b>	
<b>ADMIN EXPENSES</b>								
7010	CPA SERVICES	6,800.00	550.00	6,000.00	6,550.00	250.00	6,275.00	3.16
7050	LEGAL	10,000.00	4,792.50	1,597.50	6,390.00	3,610.00	7,000.00	3.53
7070	COLLECTION	1,800.00	0.00	0.00	0.00	1,800.00	900.00	0.45
7200	MANAGEMENT FEE & ACCOUNTING	44,100.00	33,235.00	11,078.33	44,313.33	(213.33)	44,100.00	22.23
7220	OFFICE SUPPLIES/POSTAGE/PRINTING	10,000.00	4,793.80	1,597.93	6,391.73	3,608.27	7,000.00	3.53
7310	CORPORATE ANNUAL REPORT	61.25	61.25	0.00	61.25	0.00	61.25	0.03
7350	WEBSITE FEES	1,900.00	2,085.00	0.00	2,085.00	(185.00)	2,085.00	1.05
7410	SOCIAL COMMITTEE FUND	1,000.00	704.79	234.93	939.72	60.28	0.00	0.00
7420	WELCOME COMMITTEE	800.00	542.16	180.72	0.00	800.00	500.00	0.25
<b>TOTAL ADMIN</b>		<b>76,461.25</b>	<b>46,764.50</b>	<b>20,689.42</b>	<b>66,731.04</b>		<b>67,921.25</b>	<b>34.23</b>
<b>INSURANCE</b>								
7500	INSURANCE	29,000.00	20,068.04	5,735.16	25,803.20	3,196.80	25,000.00	12.60
<b>TOTAL INSURANCE</b>		<b>29,000.00</b>	<b>20,068.04</b>	<b>5,735.16</b>	<b>25,803.20</b>		<b>25,000.00</b>	<b>12.60</b>
<b>UTILITY</b>								
8010	ELECTRICITY IRRIGATION	11,000.00	5,487.17	1,829.06	7,316.23	3,683.77	8,000.00	4.03
<b>TOTAL UTILITY</b>		<b>11,000.00</b>	<b>5,487.17</b>	<b>1,829.06</b>	<b>7,316.23</b>	<b>3,683.77</b>	<b>8,000.00</b>	<b>4.03</b>
<b>GROUNDS EXPENSE</b>								
9010	LAWN MAINTENANCE	0.00	0.00	0.00	0.00	0.00	458,000.00	230.85
9015	ANNUAL MULCH	0.00	0.00	0.00	0.00	0.00	70,000.00	35.28
9020	TREE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	21,500.00	10.84
9030	IRRIGATION MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9046	IRRIGATION REPAIRS	10,000.00	13,030.76	0.00	13,030.76	(3,030.76)	25,000.00	12.60
9047	PUMP MAINTENANCE	5,000.00	13,583.33	0.00	13,583.33	(8,583.33)	5,000.00	2.52
9055	GENERAL MAINTENANCE	11,000.00	0.00	0.00	0.00	11,000.00	0.00	0.00
NEW	FENCE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	5,000.00	2.52
9400	CONTINGENCY	0.00	21,801.17	0.00	21,801.17	(21,801.17)	1,052.16	0.53
<b>GROUND EXPENSE EXPENSE</b>		<b>26,000.00</b>	<b>48,415.26</b>	<b>0.00</b>	<b>26,614.09</b>		<b>585,552.16</b>	<b>295.14</b>
<b>01 SINGLE FAMILY HOMES EXPENSE</b>								
9010	LAWN MAINTENANCE - SFH	350,574.32	268,191.00	89,397.00	357,588.00	(7,013.68)	0.00	0.00
9015	ANNUAL MULCH - SFH	36,697.36	46,777.50	15,592.50	62,370.00	(25,672.64)	0.00	0.00
9030	IRRIGATION MAINTENANCE - SFH	9,000.00	1,810.48	603.49	2,413.97	6,586.03	0.00	0.00
<b>SINGLE FAMILY HOME EXPENSE</b>		<b>396,271.68</b>	<b>316,778.98</b>	<b>105,592.99</b>	<b>422,371.97</b>		<b>0.00</b>	<b>0.00</b>
<b>02 VILLAS HOME EXPENSE</b>								
9011	LAWN MAINTENANCE - VILLAS	93,053.68	71,445.03	23,815.01	95,260.04	(2,206.36)	0.00	0.00
9016	ANNUAL MULCH - VILLAS	19,482.44	12,642.00	4,214.00	16,856.00	2,626.44	0.00	0.00
9031	IRRIGATION MAINTENANCE - VILLAS	3,000.00	1,331.09	443.70	1,774.79	1,225.21	0.00	0.00
<b>VILLAS EXPENSE</b>		<b>115,536.12</b>	<b>85,418.12</b>	<b>28,472.71</b>	<b>113,890.83</b>		<b>0.00</b>	<b>0.00</b>
<b>SUBTOTAL SHARED EXPENSES</b>		<b>142,461.25</b>	<b>120,734.97</b>	<b>28,253.63</b>	<b>126,464.55</b>		<b>686,473.41</b>	<b>346.00</b>
<b>VILLAS RESERVE</b>								
9000	ROOF REPLACEMENT RESERVES	28,585.00	21,438.72	7,146.24	28,584.96	0.04	28,584.74	41.55
9000	PAINTING RESERVES	41,415.00	31,061.25	10,353.75	41,415.00	0.00	31,551.86	45.86
<b>VILLAS RESERVE</b>		<b>70,000.00</b>	<b>52,499.97</b>	<b>17,499.99</b>	<b>69,999.96</b>		<b>60,136.59</b>	<b>87.41</b>
<b>TOTAL VILLAS EXPENSES</b>		<b>185,536.12</b>	<b>137,918.09</b>	<b>45,972.70</b>	<b>183,890.79</b>		<b>60,136.59</b>	<b>87.41</b>
<b>TOTAL SINGLE FAMILY HOME EXPENSES</b>		<b>538,732.93</b>	<b>437,513.95</b>	<b>133,846.63</b>	<b>548,836.53</b>		<b>686,473.41</b>	<b>346.00</b>
<b>Total Combined Expenses 2025</b>		<b>\$ 724,269.05</b>	<b>\$ 575,432.04</b>	<b>\$ 179,819.32</b>	<b>\$ 732,727.31</b>		<b>\$ 746,610.00</b>	
<b>Shared Operating Cost</b>		<b>142,461.25</b>	<b>Single Family Operating Cost</b>				<b>448,422.15</b>	<b>346.00</b>
<b>Single Family Homes Cost</b>		<b>396,271.68</b>	<b>Villas Operating Cost</b>				<b>238,051.26</b>	<b>346.00</b>
<b>Villas Cost - Includes Reserves</b>		<b>185,536.12</b>	<b>Villas Reserves</b>				<b>60,136.59</b>	<b>87.41</b>
		<b>\$ 724,269.05</b>					<b>\$ 746,610.00</b>	
<b>2026 Proposed Quarterly SFH Fees</b>							<b>\$</b>	<b>346.00</b>
<b>2026 Proposed Quarterly Villas Fees</b>							<b>\$</b>	<b>433.41</b>