

**ADDENDUM TO LEASE APPLICATION
LANCASTER III CONDOMINIUM ASSOCIATION
NO-PET ASSOCIATION**

Name(s): _____ Association: Lancaster III

Unit Address _____ Unit # _____

I/we acknowledge that this condominium association **does not allow lessees or guests to have pets** in the unit or on the association's property. **Lessees and guests are restricted from having pets.** Harboring additional/unauthorized pets may result in a fine and removal of the pet(s), in accordance with the condominium governing documents.

Lessee(s) are responsible for adhering to the restrictions, rules and regulations of this condominium association and are encouraged to review the association's documents, which are available from the unit owner, The Continental Group or the Hillsborough County Clerk of the Court.

Signature of Lessee(s)

Signature

Signature

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____

by _____.

personally known to me

produced _____ as identification.

Notary Public

FORM MUST BE SIGNED BY ALL LESSEE (S) OF UNIT

LANCASTER III

MARCH 2008

Re: LANCASTER III form titled “**INITIAL AND MANDATORY FORM PRIOR TO THE SALE OR RENTAL OF ANY UNIT IN LANCASTER III”**”

Dear L-3 Residents,

To reduce some errors and basic misunderstandings about condominium living, we, the LANCASTER III Board of Directors, have instituted the following policy.

Prior to the sale or rental of any unit in Lancaster III, the above listed form must be filled out, signed, and dated by the sales person and the buyer. Note: It might be in your best interest to make sure the form is executed before accepting “good faith money” for your unit. To expedite the sale or rental of your unit, insist that the form be utilized before the sale is consummated.

Commentary:

In the past, buyers and/or renters of condominiums in Lancaster III, have moved into L-3, and were disappointed to learn that certain rules and regulations do not allow them to make desired changes. Consequently, we have some very unhappy owners and/or renters that are now our neighbors.

We all know that living in a condominium association, the rules govern what we can and cannot do. If the buyers do not know the rules, it is easy to understand why they become disappointed when they cannot do their thing.

About the form:

Question # 1. Association notification prior to the sale or rental of a unit is required by our documents in the OFFERING CIRCULAR, (blue book) “Declaration of Condominium” section XI (1). (This is recorded with the county.) This must be accomplished prior to the sale or rental of any unit in L-3. The above-listed form is not considered the official L-3 notification, you must notify the L-3 BOD of your intent, preferably in writing for your records and ours.

Questions # 2, 3, 4, and 5 define some specifics that the buyer needs to totally understand, and if not understood have explained, so that the buyer(s) or renter(s) can understand the rules and are willing to accept and live by the rules.

Question # 6 is self explanatory and is a requirement.

Before we, the L-3 BOD will sign the transfer papers, the form must be executed, all questions understood, accepted, answered “Yes”, signed by the buyer(s) or renter(s), and dated.

The “sale/rent” form can be obtained from the L-3 BOD or The Continental Group.

INITIAL AND MANDATORY FORM PRIOR TO THE SALE OR RENTAL OF ANY UNIT IN LANCASTER III

Unit Owner (print): _____

Unit Address: _____ Sun City Center, Florida

Located in: LANCASTER III (L-3) Condominium Association Inc. Kings Point.

Agency (print): _____ Phone: _____

Sales Person (print): _____ Date: _____

Buyer/Renter (print): _____ Phone: _____

Circle one of the answers below that best answers the question - to the best of your ability.

#1 The agent must verify. # 2 – 6 must be answered by the buyer/renter.

1. Have the Board of Directors (BOD) of Lancaster III been notified that the above identified unit is for sale? **Yes / No** (This is an owner’s responsibility; must be answered.)

Note: The L-3 BOD and/or The Continental Group are willing to explain the rules.

2. Is the prospective buyer/renter familiar with basic Condominium rules, L-3 rules? Kings Point rules? **Yes / No**

3. Is the prospective buyer/renter familiar with: the boundaries of the unit, common and limited common areas, and yard maintenance? **Yes / No**

4. Is the prospective buyer/renter familiar with: roofing replacement, painting, interior remodeling, exterior changes, insurance, monthly fees, pets, taxes, utilities, L-3 work request, plantings, alteration and/or improvements? **Yes / No**

5. Is the prospective buyer/renter aware that they are entitled to examine the records of the particular unit of interest and become aware of any changes, alterations, or extra plantings that the owner is responsible for? **Yes / No**

6. Does the buyer/renter understand the above items in each of the questions 1 - 5 and is he/she willing to accept, live by, and support these and all the rules of L-3 and Kings Point? **Yes / No**

A requirement of six (6) “Yes” answers is required for admittance into L-3.

Agency rep. signature: _____ Date: _____

Buyer/Renter signature(s): _____

_____ Date: _____

Required Copies To: The Management Company, Lancaster III Condominium Association, and the Prospective Buyer.