

CAREFREE COUNTRY CLUB OF WINTER HAVEN, FLORIDA

This form, with \$100.00 (BOD motion 1-27-05) Registration Fee, must be submitted to the Manager, Carefree Country Club, 9705 Lake Bess Road, Winter Haven, FL 33884 either by US Mail or hand delivered at least two weeks prior to the arrival of renters. If needed, I give my permission for the renter to obtain my keys from the office.

(Owners and Renters are required to read ***By-Law XII, Unit Use General, Section 1- Members, Renters and Guest Responsibilities***, which is printed on the back of this form, before signing the Transfer Agreement .

TRANSFER AGREEMENT : Lot Number _____

Date In: _____ Date Out: _____

I, _____ hereby rent to:
(Unit Owner Print Name)

Renter(s) name: Print

Renter (s) address: Print

(_____)

Renter(s) phone number and email address: Print

During the period stated above, I understand the occupant has all the use rights in and of association property. I relinquish all use rights of Park Property for the above-stated period of time.

I hereby certify that at least one (1) person of the two (2) persons occupying this unit, is at least fifty-five (55) years of age or older. A maximum of two (2) persons can be in residence on the lot at one time.

I am aware that it is my responsibility to obtain Rental Insurance, Occupational License and pay Tourist Taxes associated with renting my unit.

I acknowledge my responsibility to surrender the ID badges within 48 hours of the date in indicated on the transfer agreement to the office of Carefree. I understand they will be returned when unit is no longer occupied.

UNIT OWNER SIGNATURE

DATE

This agreement is: _____ Approved. _____ Forwarded to the Board of Directors for consideration.

Date

CAREFREE ADMINISTRATIVE MANAGER

I agree to read the "Blue Book" Rules and Regulations and to abide by the same. I understand that any rules violations that occur can be cause for eviction. Orientation will be done for all renters.

DATE

OCCUPANT

XII - UNIT USE GENERAL

SECTION 1 - Members, Renters and Guest Responsibilities.

B. Members' Responsibilities to Renter Occupancy

When a member rents, or allows others to occupy a unit/lot, that member relinquishes all use rights in the association property available for use generally by the members and the member does not have such rights except as a guest.

(1) Members' responsibilities to Renter Occupancy

- a. No subleasing will be permitted.
- b. A site may be rented a maximum of two times from October 1 to September 30.
- c. A rental agreement may not extend beyond 12 months or less than 30 days.
- d. Provide a signed rental agreement and registration fee to the corporate office prior to renter's arrival.
- e. Verify a renter(s) compliance with housing for older person regulations regarding age restriction.
- f. Instruct renters to register at office, obtain and sign a copy of the rules and regulations, supply age verification and complete the orientation process.
- g. Members are responsible for any violation of park rules and regulations or damage to common property by renters. Members can be subject to fines and assessments, in accordance with procedures outlined in Article VII.
- h. an individual or family is allowed to rent a maximum of two seasons (October 1 – September 30) in Carefree regardless of the duration of the two rental periods. [Amended 15-3-14]

(2) Member's Responsibilities' to Guest Occupancy

- a. Register guests in the office giving date of arrival and dates of departure.
- b. Make guests aware of rules and regulations that govern the use of the park. Members may be subject to fines and assessments in accordance with procedures as outlined in Article VIII.

(3) Renter Responsibilities

- a. A renter must conform to all general rules that apply to all residents.
- b. A renter in residence who violates a rule or rules may be evicted after being given 24 hours written notice from the manager's office.
- c. Renters must conform to occupancy regulations of one person at least 55 years of age and must provide age verification.
- d. Renter's Guest. The limit of stay of each guest is 14 days.
- e. Renters vacating the park for more than 24 hours are to check out with the office.

I have read and understand the above By-Laws pertaining to Members, Renters and Guest Responsibilities.

Unit Owner: _____

Date: _____

Occupant: _____

Date: _____