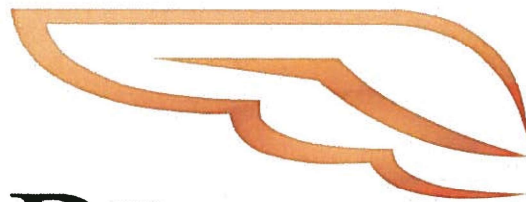


Welcome
to
Forest Ridge
Homeowners Association,
Inc.

Professionally Managed by:



PEGASUS
PROPERTY MANAGEMENT

8840 Terrene Court Suite 102

Bonita Springs, FL 34135

Office: (239) 454-8568

Fax: (239) 454-5191

PEGASUS PROPERTY MANAGEMENT

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

Dear Homeowner:

Welcome to your new home! We would like to take this opportunity to introduce Pegasus Property Management as the managing agent for your association 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 in order to ensure the smooth operation of the association. *Quarterly statements are typically mailed to the residents 20 days before the due date, and to the new owner in the event of a resale.*

Owner Information – We ask that you complete the enclosed unit owner questionnaire 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. You can also update your information directly on your web portal. Log-in information will be mailed/mailed following this notice.

Documents – Your seller should have provided you with a current and complete set of the association's documents. Please be sure to read your documents so that you become familiar with your rights and responsibilities as a homeowner. If you have any questions about your rights or the association's responsibilities, please call our office.

Rules and Regulations – All owners are supposed to read and agree to comply with the governing documents for their neighborhood association and for the Master association before purchasing their units. These governing documents include Rules and Regulations applicable to each association. The rules and regulations are meant to protect all members of the association. Rules will be enforced by the Board of Directors for the betterment of the whole community and to maintain a pleasant place for everyone in the association to live.

Leasing your unit – All leases must be in writing and a copy of the lease must be forwarded to our office along with the Associations' Lease Application and applicable fees. All leases must abide by your documents.

Meetings of the Association – One Annual Members Meeting is held for the purpose of electing the Board of Directors; one annual Budget Meeting is held by the Board of Directors for the purpose of approving the budget for the new year; Board of Directors Meetings will be held either as the documents require and/or as the Board deems necessary. All association's meetings are properly noticed according to your documents.

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.

IF YOU HAVE BILL PAY THROUGH YOUR BANK PLEASE MAKE SURE TO CHANGE THE ADDRESS TO:

Forest Ridge at Fountain Lakes
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.

If you call our office to speak with your manager, please recognize your manager may not always be able to speak to you personally because there is work outside of the office, on property, attending association meetings, etc. However, all staff will do their best to return your call within 24 hours, or by the next business day. Prior to stopping by the office to see your manager, we ask that you first call to make an appointment so that we can establish a mutually convenient time for a meeting.

Welcome to your new home!

Thanks for your attention,
Pegasus Property Management

FOREST RIDGE HOA
 136 UNITS-QUARTERLY
 APPROVED ANNUAL BUDGET 2024
 FOR THE PERIOD: JANUARY 1, 2024 - DECEMBER 31, 2024

2023 BUDGET	8/31/2023 ACTUAL	9/1-12/31/23 Estimated Exp	Estimated 2023	Variance	ACCOUNT NO.	DESCRIPTION	2024 BUDGET	PER QUARTER	PER UNIT/QTR
REVENUE									
160,480.00	106,986.66	53,492.00	160,478.66	1.34	4010	Association Fees	206,720.00	51,680.00	380.00
8,160.00	5,440.00	2,720.00	0.00	0.00	4015	Prior Year Surplus	0.00	0.00	0.00
0.00	145.63	0.00	145.63	(145.63)	4020	Operating Interest Earned	0.00	0.00	0.00
0.00	544.89	0.00	544.89	(544.89)	4050	Late Fees	0.00	0.00	0.00
168,640.00	113,117.18	56,212.00		-689.18		TOTAL REVENUE	206,720.00	51,680.00	380.00
EXPENSES									
1,680.00	1,084.94	545.04	1,629.98	50.02	5300	INSURANCE	1,870.00	467.50	3.44
1,000.00	0.00	0.00	0.00	1,000.00	5305	LEGAL EXPENSE	750.00	187.50	1.38
61.25	61.25	0.00	61.25	0.00	5320	LICENSES / PERMITS	61.25	15.31	0.11
275.00	250.00	0.00	250.00	25.00	5325	TAXES	275.00	68.75	0.51
9,600.00	6,400.00	3,200.00	9,600.00	0.00	5350	MANAGEMENT FEES	12,120.00	3,030.00	22.28
1,000.00	0.00	0.00	0.00	1,000.00	5360	BAD DEBT EXPENSE	0.00	0.00	0.00
152,320.00	101,546.66	50,773.36	152,320.02	(0.02)	5400	MASTER/GENERAL ASSOC. FEE	190,400.00	47,600.00	350.00
2,000.00	430.63	500.00	930.63	1,069.37	5440	OFFICE EXPENSE	1,100.00	275.00	2.02
703.75	0.00	0.00	0.00	703.75	5800	CONTINGENCY	143.75	35.94	0.26
168,640.00	109,773.48	55,018.40	164,791.88	3,848.12		TOTAL EXPENSES	206,720.00	51,680.00	380.00
295.00						PER UNIT PER QTR	380.00		
1180.00						PER UNIT PER YEAR	1520.00		

**FOREST RIDGE AT FOUNTAIN LAKES
NEIGHBORHOOD ASSOC.**

**FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET
Updated November 27, 2023**

- Q. What are my voting rights in the association?**
A. One vote per unit.
- Q. What restrictions exist on my right to use my unit?**
A. Each unit is restricted to residential single-family use. No nuisances are permitted. There is a three (3) pet limit; no Pitbulls or exotic pets are permitted. Further restrictions are found in the documents.
- Q. What restrictions exist on the leasing of my unit?**
A. Prior approval by the Association of all leases is required. Units may not be leased for a period of less than thirty (30) days and no more than four times per year. Other leasing restrictions are found in the documents.
- Q. How much are my assessments to the association for my unit type and when are they due?**
A. Assessments for 2024 are \$380.00 per quarter and are due on the first of January, April, July and October.
- Q. Do I have to be a member in any other association?**
A. Each unit owner is required to be a member of the Fountain Lakes Community Association (the Master Association).
- Q. Are there other fees associated with purchase?**
A. Yes, a capital contribution to the Master Association of \$2,500 (effective 12/1/2023) is collected at closing.
- 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.
- Q. Is the 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 PURCHASE AND SALES CONTRACT, AND THE CONDOMINIUM DOCUMENTS.

Forest Ridge at Fountain Lakes Neighborhood Association, Inc.

C/O Pegasus Property Management
8840 Terrene Court, Unit 102
Bonita Springs, FL 34135
Phone: 239-454-8568
Fax: 239-454-5191

PURCHASE APPLICATION

Mail or Drop off to:

**Forest Ridge at Fountain Lakes Neighborhood Association, Inc
c/o Pegasus Property Management
8840 Terrene Court, Suite 102
Bonita Springs, FL 34135
Telephone: (239) 454-8568 - Fax: (239) 454-5191**

Please submit application at least 20 days prior to closing date.

If current owner is a member of the Fountain Lakes Irrigation Co-op, please contact KPG Property Management for the FLIC estoppel, 239-434-8866.

ATTACH THE FOLLOWING:

- ❖ **Copy of the Sales Contract**
- ❖ **\$100 Non-refundable Application Fee payable to: Pegasus Property Management**

Notice regarding PETS: There is a three-pet limit per household, no Pitbull's and no exotic pets

I (We) hereby apply for approval to purchase Address: _____

_____ in the Forest Ridge at Fountain Lakes Neighborhood Association

Closing date _____ Title Company or Attorney: _____

PLEASE TYPE OR PRINT THE FOLLOWING INFORMATION:

1. Applicant: _____

• Home Address: _____

• Email: _____ Mobile: _____ Work: _____

• Employer: _____ Position Occupied: _____

2. Co-applicant: _____

• Home Address: _____

• Email: _____ Mobile: _____ Work: _____

• Employer: _____ Position Occupied: _____

3. The homeowner's documents of Forest Ridge at Fountain Lakes Neighborhood Association, Inc 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
_____	_____	_____
_____	_____	_____
_____	_____	_____

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

Address: _____ Phone: _____

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

(No commercial or oversized vehicles outside)

10. Mailing address for billings and notices connected with this application:

Name: _____ Address: _____

City/State: _____ Zip: _____ Phone: _____

11. Name of current unit owner: _____ Phone: _____

12. Agent / Company: _____ Phone: _____

13. I am purchasing this unit with the intention to: (Please check one)

- Reside here on a full-time basis
- Reside here part-time
- Lease the unit

14. I am aware of and agree to abide by the Community Association Documents and Rules & Regulations. I acknowledge receipt of a copy of the Association rules _____ **(initial here)**. (Property owner should provide buyer with the Community Association Documents or they may be obtained through Lee County. If needed please contact Pegasus Property Management, where they will charge \$75 to provide Association Documents.)

15. I 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.

Applicant Date

Applicant Date

-
- Applicant Approved
 - Applicant Disapproved

Pegasus Property Management Date

Forest Ridge Homeowners 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: _____

Local Address: _____

Local Phone #: _____ Cell Phone #: _____ Northern Phone # _____

Email Address(s): _____

Northern Address: _____

City: _____ State: _____ Zip Code: _____

Pursuant to Section 720.303, 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 **Forest Ridge 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.

YES / NO (Circle One) I hereby agree and consent to be duly notified for **Fountain Lakes Community 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.

Please return to AshleyW@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

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 in the event that 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.

Day of the month your account will be charged: 5TH

ACCOUNT INFORMATION

Name of Financial Institution _____

Routing Number _____

Account Number _____

ASSOCIATION INFORMATION

Association Name: _____

Address: _____

OWNER INFORMATION

Customer Name: _____

Customer 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 reception@pegasuscam.com or mail to:

Address: **Pegasus Property Management**
8840 Terrene Ct #102
Bonita Springs, FL 34135

The image shows a sample check with the following details:

- Payee: Paul Maple, Olivia Maple, 1234 Windy Oaks Drive, Anytown OR 00000
- Amount: 1234 (with a handwritten '15-0000/000' next to it)
- Bank: ANYTOWN BANK, Anytown OR 90000
- Routing number: 250250025
- Account number: 2020201186111234
- Check number: 1234
- Annotations: 'Routing number' and 'Account number' are circled with arrows pointing to their respective fields. A box labeled 'Do not include the check number' points to the check number field.
- Watermark: A large 'SAMPLE' watermark is overlaid on the check.



Welcome to Forest Ridge at Fountain Lakes

Here are a few things you should know.

- No vehicles of any type will be permitted to be parked on the lawn at anytime
- No parking on the Street without a permit after 12:00 AM (Midnight)
- All roads in Fountain Lakes have a speed limit of 25MPH
- No commercial signs are permitted on any type of vehicle unless parked in a private garage
- Lawns must be well kept and watered at all times
- Mailboxes must be kept clean and in good repair
- Driveways must be kept neat clean and in good repair
- Homes must be well kept and in good repair (IE no mold or rust on home and paint must be well kept)
- Please remember to pickup after your pets (No Pitbull's are permitted within Fountain Lakes)
- No out buildings or storage buildings to be permitted (Swing set are permitted as long as the meet Architectural Review Committee standards)
- No fences will be permitted with in Fountain Lakes unless preexisting
- Air conditioning , pool pumps , pool heaters and trash cans (when not out for pick up) must be hidden from view of the street(s)
- Trash days are Monday recycling and yard waste Tuesday household trash. For appliance you must call for special pickup
- All exterior changes on the home or lawn must be approved by the neighbor hood association and Architectural Review Committee

For your community documents please visit FountainLakesEstero.com

user name: fountain password: fle2021

Need to know numbers

- Fountain lakes office 239-495-3555 after hours Monitor Cell 239-470-2299
- Irrigation Co-Op emergency 239-273-3213
- Management Company 239-454-8568
- Florida Power and Light 239-262-1322
- Bonita Springs Utilities (water) 239-992-0711
- Waste Pro (trash pick up) 239-337-0800
- Lee County Sheriff - non emergency 239-477-1200 (for an emergency please call 911)

Fountain Lakes Rental Restrictions for all Associations

From the Fountain Lakes Declaration, section 4.29:

All single family homes can only be leased or rented to single families, and that all lessees must provide proof of family relationship and that all lessees have read and will abide by the Community Association Covenants and Restrictions. Furthermore, all lessees shall register with the Neighborhood HOA or COA, and provide current contact information. It is also agreed that no single family home shall be rented for a term of less than 30 days and each unit shall be rented no more than four times in a single calendar year. Any home, condominium or villa rented in violation of this established standard shall conclusively be determined to be violating this Covenant. Violation of lease and rental restrictions, will be treated the same as all other covenant violations and applicable fines in keeping with the maximum allowed by law, may be assigned, and shall be made by an assessment against the property.