

FIELDSTONE VILLAGE I
CONDOMINIUM ASSOCIATION, INC.
As of January 1, 2025

FREQUENTLY ASKED QUESTIONS AND ANSWERS

Q. What are my voting rights in the condominium association?

A. One vote per unit

Q. What restrictions exist in the condominium documents on my right to use my unit? A. No more than two (2) twenty-five pound dogs or cats. No signs of any kind. Occupied as residence only.

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. All leases must be in writing and receive the prior approval of the Board of Directors. Application fee is one hundred dollars (\$150.00). No lease for less than ninety (90) days or more than one (1) year and no more than three (3) times per year. NO PETS PERMITTED FOR TENANTS.

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

A. Fees are due quarterly, due the first day of each quarter; January, April, July and October. Please refer to the current year's approved budget.

Q. Do I have to be a member of any other association? If so, what is the name of the association and what are my voting rights in this association? Also, how much are my assessments?

A. Yes. Wilshire Lakes Master Association, one vote per unit

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. N/A

Q. Is the condominium association or other mandatory membership association involved in any court cases in which it may face liability in excess of \$100,000.00? If so, identify such case.

A. N/A

Q. Are trucks or recreational vehicles allowed?

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 CONDOMINIUM DOCUMENTS.

WILSHIRE LAKES MASTER ASSOCIATION, INC.

1004 Collier Center Way, Suite 105

Office 239-593-6246

management@pmigulfcoat.com



Frequently Asked Questions for Wilshire Lakes Master **2026**

Please contact PMI Gulf Coast to request the sales packet if needed. Remember, all potential buyers or tenants must reach out to the sub-associations and submit their applications, as their approval is required before we can present our applications to the board. It is crucial to obtain approval from the sub before closing or the tenant's planned move-in date.

Q- What are the rules regarding parking?

A - All vehicles must be either in your garage or parked in your driveway. Vehicles are not permitted to be parked on the roadway overnight. No commercial vehicles.

Q – How Many Associations are inside Wilshire Lakes & Who Manages them?

A – There are six associations in Wilshire Lakes:

- 1) Wilshire Lakes Master: by PMI Gulf Coast 239-593-6246
- 2) Fieldstone Village I: by Newell Property Management 293-514-1199
- 3) Fieldstone Village II: by Sandcastle Property Management 239-596-7200
- 4) Wilshire Pines I: by Tony Caito 239-571-7968
- 5) Wilshire Pines II: by Newell Property Management 239-514-1199
- 6) Wilshire Lakes Villas: by Newell Property Management 239-514-1199

Q – What are the 2026 Wilshire Lakes Master Association Dues?

A – \$800 per Quarter

Q – What are the fees for the Wilshire Lakes Lease Application?

A – The application is \$150, payable to Wilshire Lakes Master Association, and the background check is \$50 per person, payable to PMI Gulf Coast. The expedited application fee is \$150, payable to PMI Gulf Coast.

Q – What are the fees for the Wilshire Lakes Sales Application?

A – The fees are as follows:

- The application is \$150, payable to Wilshire Lakes Master Association
- The background check is \$50 per person, payable to PMI Gulf Coast.
- The expedited application fee is \$150, payable to PMI Gulf Coast.
- The transfer fee is \$150, payable to PMI Gulf Coast.
- The estoppel fee is \$299 for a regular, with a turnaround time of 1 week from receipt; \$418 for an expedited, with a turnaround time of 1 business day; and an additional \$179 for a delinquent account. Payable to PMI Gulf Coast
- The capital contribution fee is different depending on the property. All Payable to Wilshire Lakes Master Association
 - Condos: \$1,500.00
 - Villas: \$2,000.00
 - Estates: \$3,000.00

- Questionnaires are \$150 for regular, with a turnaround time of 1 week from receipt, and \$269 for expedited, with a turnaround time of 3 business days from receipt. Payable to PMI Gulf Coast

Q – What is the procedure for ordering an estoppel or a questionnaire?

A- To order, you can email the estoppel letter or the questionnaire to management@pmigulfcoast.com

Q - What day does the trash pickup and are there any rules regarding this?

A - Collier County picks up the regular trash on Tuesday and Friday. Recyclables are picked up on Tuesday. Residents can put out their trash the night before pickup, but are expected to put their trash cans away on the day of pickup. Garbage cans must not be visible from the road or any other homes on all other days. They must be fully enclosed in your garage or behind a wall or landscaping.

Q - Are there any rules regarding pets?

A - The most common pet in Wilshire Lakes is dogs. They must be kept on a leash at all times, and you must pick up their waste. For your convenience, we have multiple waste stations around the community with garbage cans and waste bags.

A – Tenants are not allowed to have pets.

Q – How do I reserve the Clubhouse?

A - Both the main clubhouse and The Pines Clubhouse are available for rent. Contact Sephora at PMI Gulf Coast management@pmigulfcoast.com or 239-593-6246 to check availability. The reservation form can be found on the website under the Documents tab > Forms & Regulations.

Q - What is the process for making improvements to my home or landscaping?

A - All changes to your home must be approved by the ARB. Applications are available on our website under the Documents tab > ARB Modification Documents. All requests are emailed to the ARB committee, arb@wilshirelakes.org

Q - Are there any restrictions for my boat or RV? Boats that can be stored in your garage are permitted.

A - Boats or RVs are not permitted to be parked in Wilshire Lakes overnight.

Q - Who is the cable company?

A - Blue Stream and their contact number is 239-294-0231. They provide basic cable and internet with the bulk account. If you would like anything beyond the basics, they will charge you for it directly.

Q - What are the Rules for Leasing: Term of Lease?

A - No unit may be leased for a term of less than thirty (30) days. No single-family unit may be leased for more than two (2) times in any twelve-month period. No multi-family unit may be leased more than three (3) times in any twelve-month period. No lease may be for a term of more than one (1) year, and no option for the lessee to extend or renew the lease beyond a one-year period without association approval shall be permitted. However, the Board may, in its discretion, approve the same lease from year to year. No subleasing or assignment of lease rights by the lessee is allowed.

FIELDSTONE VILLAGE, A CONDOMINIUM

INITIAL RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Association properties, condominium property, the common elements, the limited common elements, and the units, shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that these rules are faithfully observed by their families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE:

- (a) The streets, sidewalks, walkways, entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.
- (b) Personal property of unit owners shall not be stored outside their units. Unit owners may keep normal porch furniture on their porches.
- (c) No garbage cans, supplies, containers, or other articles shall be placed in or on the walkways, hallways, balconies and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, balconies or entry ways, or exposed on any part of the limited common elements or common elements; and the limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- (d) No unit owner shall allow anything whatsoever to fall from the windows, walkways, balconies, entry ways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substances outside of his unit or on the limited common elements or common elements of the Condominium.
- (e) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be bagged.

- (f) No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- (g) No barbecuing or outdoor cooking is permitted on walkways, balconies or lanais or any portion of the buildings. Barbecuing or outdoor cooking will be permitted in courtyard areas. The Board of Directors may also establish one or more areas of the common elements for outdoor cooking.
- (h) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.
- (i) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any unit owner or occupant without written permission of the Association. The Developer may use sale signage and other advertising materials while actively selling units.
- (j) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.
- (k) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roofs of the buildings.
- (l) Trucks, Commercial Vehicles, Recreation Vehicles, Motor Homes, Mobile Homes, Boats, Campers and Trailers.
 - (A) No boat, boat trailer or other trailer of any kind, camper, mobile home, motor home, commercial vehicle or any vehicle with more than two axles or disabled vehicle shall be permitted to be parked or stored in Fieldstone Village Complex unless kept fully enclosed inside a structure.

- (B) No vehicle shall be parked anywhere but on paved areas intended that purpose or in garages. Parking on lawns or landscaped areas is prohibited.
- (C) No vehicle shall be used as a domicile or residence, either permanent or temporary.

2. ALTERATION OF CONDOMINIUM: Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans or drawings and specifications. The Board of Directors shall approve such requests only if the Association is protected against, or indemnified as to, mechanic's liens and/or claims arising from such work.

3. EMERGENCIES IN OWNER'S ABSENCE: In order that proper steps and procedures may be taken in a minimum amount of time during a situation whereby the Association may enter a unit in the absence of the unit owner, the Association may retain pass-keys to all units. If a unit owner changes their lock, they shall provide the Association with a duplicate key.

Any unit owner who plans to be absent from his unit for an extended period of time must prepare his unit prior to his departure in the following manner:

- (a) By removing all furniture, plants and other objects from around the outside of the unit; and
- (b) By designating a responsible caretaker to care for his unit should his unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The Manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. PETS: The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common elements.

The owner of each unit may keep two (2) small pets, of a normal domesticated household type (such as a cat or dog weighing no more than twenty-five (25) pounds) in the unit. The pet must be leashed or carried under the owner's arm at all times while on the condominium property outside of the unit. The ability to keep such a pet is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet which becomes a source of unreasonable annoyance to other residents of the Condominium. No pets of any kind are permitted in units when the owner is not in residence. No reptiles, amphibians or livestock may be kept in the Condominium.

FIELDSTONE VILLAGE I CONDO ASSOCIATION

RECEIPT OF RULES AND REGULATIONS

I/We hereby certify that I/We have received a copy of the Rules and Regulations of Fieldstone Village I that were provided with this application, and I/We will abide by all of the restrictions contained in the Bylaws, Rules & Regulations, and restrictions which are or may in the future be imposed by Fieldstone Village I Condominium.

Address & Unit #

Date

Applicant Printed Name

Applicant Printed Name

Applicant Signature

Applicant Signature

INTERVIEW CHECKLIST

Fieldstone I Condominium Association consists of buildings 1 through 9.

Trash, recycle, and mailboxes are in the four corners of the condo association. Mailboxes are numbered.

Trash pickup is Wednesday. Recycle pickup is Tuesday. The doors to the dumpster area must be secured. No large items (mattresses, furniture, tires, appliances, carpeting, cabinets, construction waste, etc.) can be placed in the dumpsters or left behind in the dumpster area. The \$75 removal fee will be charged. All cardboard must be flattened.

We do not have a handyman or custodian to pick up loose trash, cigarettes butts, soda or water cans. Waste Management will not pick up trash that is not in the recycle containers or dumpster. Move in boxes should be collapsed and flattened before being put in the dumpsters. If the dumpster is overflowing, use another dumpster or hold your trash at home for another day.

Do not leave bagged trash outside of or in front of the dumpster. Use 2 trash bags instead of one heavy bag that can't be lifted. Don't send children out with the trash if they are unable to put in the dumpster.

Covered parking spaces are deeded, one per unit. Additional parking is available, first come, for all non-covered spaces. An owner may give permission to another resident to use their covered space when away.

Quarterly Assessments from each unit owner are due to the management company on January, April, July, and October 1st. These monies are needed to pay for services to our homes: insurance, lawn care, tree trimming, insect spraying, water & sewer, cable TV, trash removal, and reserves. Master Association (roads, tennis courts, pools, club houses). If monies are not received, a 10-day late letter is sent, a lien is attached at 30 days, and foreclosure proceedings at 60 days.

Condo living requires cooperation and consideration for our neighbors. If something bothers you, don't be afraid to knock on a neighbor's door and make them aware of the situation. Normally this corrects the situation immediately. The condo board of directors are unpaid volunteers who conduct the paperwork requirements of running the association a couple of hours each month.

Common Rules:

All rules and policies are contained in the owner's condominium documents and should be read cover to cover. All owners and tenants have signed a document stating they have read and understand these. This Interview Checklist is meant to be a brief overview, and not entirely inclusive.

Owners and tenants are responsible for their guest.

Quiet hours are from 10:00 P.M. to 8:00 A.M. Call the Sheriff's Office and make a complaint if noise is out of control, bothersome, or people are non-compliant.

An owner is allowed 2 small pets (dog or cat – not 2 of each) weighing less than 25 pounds each, and must pick up after their pet with a plastic bag and dispose of their waste in the dumpster. Cat litter will be bagged and disposed of in the dumpster. Note that cat litter will clog up the sewer pipes and the resident will be billed for repairs.

RENTERS ARE NOT PERMITTED TO HAVE PETS.

No Trucks over (2-axle), Motorcycles, Trailers, Boats, Recreational, or Work Vehicles are allowed. These vehicles will be towed at owner's expense between 10:00 P.M. and 8:00 A.M. This includes your guest.

No auto repairs may be conducted on site. AAA replacing a battery or changing a tire, checking fluids before a trip, and washing or waxing your car are not considered repairs.

No structural changes are allowed to any buildings. Replacement front doors must be exactly the same. An owner may purchase and install a screen door similar to those in place. When in doubt, request the architectural review board to approve your request in writing through Sandcastle Community Management. Hurricane shutters can be installed inside your lanai, but not on the outside of the buildings.

Removing carpeting and replacing it with tile in upstairs units requires approval prior to construction. Sufficient cork under flooring is required to suppress noise. If ample floor rugs are not used in tiled second floor units, the downstairs residents can literally hear “everything” upstairs. Again, request permission through Sandcastle Community Management.

Any remodeling or unit improvements resulting in waste (carpet, tile, furniture, cabinets, etc.,) must be removed by the contractor and not thrown in our dumpsters. These activities should be conducted during normal work hours and days. When purchasing major appliances or replacement items washer, dryers, stoves, water heaters, mattresses, etc.,) please ensure the vendor will haul off the old items being replaced.

Owners are allowed to rent their unit. No unit may be leased for a period of less than ninety (90) days or a maximum of one (1) year and no more than three (3) times per year. Renters are not allowed to sublet. All owners and renters must fill out an application through Gateway Management; have a background security and financial check, and interview.

Living in Florida:

Air conditioning must be running during the warm months or mold damage will occur.

Plumbing: Most insurance policies have a nonpayment clause if the main water switch is left on while you are away.

Please keep your plumbing in good order. Check the hoses to your water and replace them with high quality ones.

A running sink or toilet may cost us hundreds of dollars in extra water billing and has in the past.

Check when your hot water heater and pressure bubble on top were last replaced. The average life expectancy is 8-years. Several units were damaged severely.

Property Application for

FIELDSTONE VILLAGE CONDOMINIUM

1

Access TenantEvaluation

You can go to **Tenantev.com**
or scan this QR Code

**Then****2**

Create a new account

Use the following
application code to begin

13885

Property Application
Code

How to Apply?

You must create a Tenant Evaluation account to apply, or you can sign in to your existing account.

The community you are applying to could request information such as Credit report (Social Security number necessary), Criminal background check, Eviction report, Proof on income, Personal and work verifications.

The Application process may take up to 45 minutes

App available on



Important

- Application Fee: There is a cost associated with the application. You won't be charged until your digital application form is submitted at the beginning of the process.
- This application is linked to the email address you will use to create your new account.
- If you have questions regarding the application requirements, please contact the association directly.
- Tenant Evaluation does not determine your approval. The community association screening committee makes the final decision after reviewing your application.



The community association manager is responsible for overseeing day-to-day operations of the association, coordinating maintenance and repairs of common areas, managing association records, facilitating board meetings, assisting with budget preparation and financial reporting, ensuring compliance with governing documents and applicable laws, and serving as the primary contact for residents and vendors.

Association Name:

Fieldstone Village Condominium Association Inc.

c/o Newell Property Management

5435 Jaeger Road #4

Naples FL 34109

Email Address:

Leslee (resident@newellpropertymanagement.com)

Direct Dial Phone Number:

(239) 374-1472

WILSHIRE LAKES MASTER ASSOCIATION, INC.

**INCOMPLETE PACKAGES WILL BE RETURNED TO THE OWNER/AGENT
AND WILL DELAY THE PROCESSING OF THIS APPLICATION.**

WILSHIRE LAKES MASTER ASSOCIATION REQUIREMENTS FOR TRANSFER OF PROPERTY

- ☐ **COMPLETED SIGNED APPLICATION**
(SIGNED BY BOTH OWNER or REAL-ESTATE AGENT AND TENANT/BUYER ON PAGE 3)
- ☐ **SIGNED SALES OR LEASE AGREEMENT**
- ☐ **\$150.00 NON-REFUNDABLE APPLICATION FEE per couple (\$50 for each additional adult over 18) PAYABLE to WILSHIRE LAKES MASTER ASSOCIATION**
- ☐ **\$50.00 NON-REFUNDABLE BACKGROUND CHECK FEE per adult (18 years & older) payable to PMI GULF COAST**
- ☐ **COMMUNITY ACCESS AUTHORIZATION FORM**
- ☐ **VEHICLE REGISTRATION FORM -MUST BE RETURNED WITH THIS APPLICATION PACKAGE
(do not take to gate)**
- ☐ **NEW OWNER INFORMATION SHEET**
- ☐ **ACCUDATA BACKGROUND AUTHORIZATION RELEASE FORM PER ADULT**
- ☐ **A COPY OF EACH APPLICANT'S DRIVER LICENSE FOR THE BACKGROUND CHECK**

Office only:

_____AR ledger

_____Estoppel

GOVERNING DOCUMENTS MAY BE FOUND ON THE WILSHIRE LAKES MASTER WEBSITE: www.wilshirelakes.org UNDER THE COMMUNITY INFO TAB.

IF THE UNIT IS IN FIELDSTONE I or II, WILSHIRE PINES I or II, OR ANY OF THE VILLAS, YOU MUST SUBMIT THE APPROVAL BY THE SUB ASSOCIATION AS SOON AS RECEIVED.

Please forward all completed packages to:

Mailing Address:	PMI Gulf Coast
Corporate Office:	1004 Collier Center Way Suite 105
Phone:	Naples, FL 34110
	239-593-6246



WILSHIRE LAKES MASTER ASSOCIATION, INC.

PMI Gulf Coast
1004 Collier Center Way, Suite 105
Naples, FL 34110
239-593-6246

WILSHIRE LAKES MASTER ASSOCIATION SALES PACKAGE
CAPITAL CONTRIBUTION
FEE

PAID AT CLOSING

- ☐ **\$3,000 ESTATE HOMES** **PAYABLE TO WILSHIRE LAKES MASTER ASSOCIATION**
- ☐ **\$2,000 VILLAS** **PAYABLE TO WILSHIRE LAKES MASTER ASSOCIATION**
- ☐ **\$1,500 CONDO** **PAYABLE TO WILSHIRE LAKES MASTER ASSOCIATION**

Thank you for your help in submitting all the required payments at closing



Wilshire Lakes Master Association, Inc.

PMI Gulf Coast
1004 Collier Center Way Suite 105
Naples, FL 34110
239-593-6246

PURCHASE PACKAGE FORMS

To complete this package, please note that you will have to submit the appropriate sub-association purchase/lease application with this packet, unless you are purchasing or renting an Estate home *(which only belong to the Master Association)*.

Thank-you for your help in submitting all forms.



Application for Board Approval to
Purchase or Lease

To: The Board of Directors of the Wilshire Lakes Master Association, Inc.

PMI Gulf Coast
1004 Collier Center Way Suite 105
Naples, FL 34110
239-593-6246
management@pmigulfcoast

(Please check appropriate box.)

- ☐ I hereby apply for approval to purchase lot /unit # _____ in Wilshire Lakes and for membership in the Association. Closing date will be _____.
A complete copy of the signed Sales Contract is enclosed.
- ☐ I hereby apply for approval to lease lot /unit # _____ in Wilshire Lakes for the period beginning _____, 20____, and ending _____, 20____.
Please Include: A copy of the executed Lease Agreement and the approval from the sub-association. The owner will also provide proof of Rental Registration with Collier County.

A check or money order for \$150.00, made payable to the Wilshire Lakes Master Association, Inc., must accompany this application, for the purpose of defraying administrative costs.

CURRENT OWNER NAME(S):
PROPERTY ADDRESS:
OWNER'S PHONE NUMBER & EMAIL ADDRESS:

In order to facilitate consideration of this application, I represent that the following information is factual and correct, and agree that any falsification, misrepresentation or incomplete information in this application will justify its disapproval. I consent to your further inquiry concerning this application, particularly of the references given below.

PLEASE TYPE OR PRINT LEGIBLY THE FOLLOWING INFORMATION.

1. Full Name of Applicant: _____
2. Name of Spouse or domestic partner (if any): _____
3. Home Address: _____
Telephone: Home: _____ Business or Cell: _____
E-mail: _____
4. Nature of Business or Profession: _____
(if retired, former business or profession)
5. Company or Firm Name: _____



6. Business address: _____

7. Personal references (local if Possible) _____
Name: _____
Address: _____
City/State: _____ Zip _____
Phone () _____
8. Person to be notified in case of emergency:
Name: _____
Address: _____
City/State: _____ Zip _____
Phone () _____
9. Motor vehicle(s) to be kept on property:
Make/Model: _____ Color: _____ Year: _____
License Number: _____ State: _____
Make/Model: _____ Color: _____ Year: _____
License Number: _____ State: _____
10. Mailing address for Notices and Association correspondence (for buyers only):
Name: _____
Address: _____
City/State: _____ Zip _____
Phone () _____

If this is a transfer of real estate to a new owner, in accordance with section 10.01 of the Declaration:

- a) The Association (i.e., the Board of Directors) approves all transfers of real estate.
- b) The seller provides the Board written notice 20 days before closing date and a copy of the sales contract must be provided.
- c) The new owner must provide certified copy of warranty or other deed upon closing.
- d) 20-60 days after receipt of application, the Board must provide approval or disapproval.
- e) If approved, the Board will provide a Certificate of Approval in recordable form to be recorded with the County simultaneously with the Deed.
- f) If disapproval is considered, the Board will acquire written notice from legal counsel showing good cause for disapproval.

In accordance with the By-Laws, section 12, each owner shall be responsible to pay an "initial capital assessment" beginning January 1, 2008 (as approved by the Board of Directors on July 24, 2007). For single-family (Estate) homes, the amount is \$3,000.00; Villas the amount is \$2,000.00 for all other homes, e.g., the multi-family homes, the amount is \$1,500.00. This amount should be included in the closing of any property as a cost to the buyer.

If this transaction is a sale, please circle the number that applies:

I am purchasing this unit with the intention:

(1) reside here on a full-time basis; (2) reside here part-time; (3) lease the unit.

SELLING REALTY COMPANY & AGENT:	AGENT PHONE NO:
CLOSING ATTORNEY/TITLE CO:	CLOSER PHONE & FAX NO'S:



If this transaction is a lease, in accordance with section 7.39 of the Declaration:

- a) All leases must be in writing.
- b) **Please attach a non-refundable processing fee of \$150.00 to this application, made payable to Wilshire Lakes Master Association processing.**
- c) This application must be submitted to the Board 15 business days prior to the beginning of the lease.
- d) The Board will provide approval or disapproval within 15 business days after receipt of the application, application fee, copy of the lease and proof of rental registration with Collier County. Failure to provide written approval or disapproval shall be deemed equivalent of approval. A written letter of said approval will be provided upon demand.
- e) Grounds for disapproval shall include (but not be limited to) the following: all requirements in c) above were not provided; an owner is delinquent in the payment of maintenance fees or assessments; prospective lessee has been convicted of a felony involving violence to persons or property or a felony demonstrating dishonesty or moral turpitude.
- f) The terms of the lease are a minimum of thirty (30) days. Single family homes may only be leased two times in a twelve-month period. Multi-family units may only be leased three times in a twelve-month period. The maximum term is one year. Renewals require board approval.
- g) The owner must decide if the lessee or the owner retains the right to use the amenities. It can be either the owner or the tenant; but not both (per Collier County Code).

The legal responsibility for payment of maintenance fees and other assessments may not be delegated to the lessee nor a rental agent.

If this transaction is a lease, I understand and agree that the Association, if 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, of provisions of the Declaration, the Association's Bylaws, and the rules and regulations of the Association.

I am aware of, and agree to abide by the Declaration, the Bylaws of the Association, and any and all properly promulgated rules and regulations. I acknowledge receipt of a copy of the Association rules.

The prospective purchaser or lessee will be advised by the Association office whether this application has been approved. If this transaction is a lease, this application must be signed by the applicant and by the Realtor or other person who acted as rental agent for the unit owner.

ALL PURCHASERS/Tenants over the age of 21 must sign:

APPLICANT	APPLICANT
APPLICANT	APPLICANT

DATED _____

As the **rental agent** for the unit owner, the undersigned agrees to be responsible for immediate correction or prevention of any violations by the tenants of the restrictive covenants or rules applicable to the Association, including termination of the lease and removal of the tenant.

REALTY COMPANY (IF APPLICABLE):	SIGNATURE OF RENTAL AGENT:
PHONE NUMBER OF RENTAL AGENT:	PRINTED NAME OF RENTAL AGENT:

NOTE: We encourage you to visit and use our website "wilshirelakes.org" for current community information, forms and documents.



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Leave this section BLANK
REVIEW BY THE RELATIVE BOARD OF DIRECTORS

APPLICATION RECEIVED ON _____ **BY** _____

By the Board for one of the following: Wilshire Pines I, Wilshire Pines II, the Villas, Fieldstone Village I, or Fieldstone Village II

APPLICATION APPROVED _____ **DISAPPROVED** _____

By: _____
Signature

Printed Name

Title

Date: _____

By the Board for the Wilshire Lakes Master Association:

APPLICATION APPROVED _____ **DISAPPROVED** _____

By: _____
Signature

Printed Name

Title

Date: _____



WILSHIRE LAKES

HOA COMMUNITY DOCUMENT ACKNOWLEDGEMENT

By signing below, I/We acknowledge they have read and agree to abide by all documents for the association including Declaration of Covenants, Conditions and Restrictions, By-Laws, Articles of Incorporation, Rules and Regulations and all policies for Wilshire Lakes Master Association, Inc.

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

Signature _____

Date _____

Print Name _____

☐ Owners

☐ Renters



COMMUNITY ACCESS AUTHORIZATION

Closing Date:

NAME:		PHONE:
EMAIL:	CELL PHONE:	CELL PHONE PROVIDER:
WILSHIRE LAKES ADDRESS (INCLUDE UNIT IF APPLICABLE):		

Completing this form will provide information to the gate house staff enabling them to know whom to allow access to our community. All family, friends and vendors will be granted automatic access to the community. This form can be updated at any time for additions or deletions.

Note: This and other needed forms and community information can be found on our website wilshirelakes.org.

PERMANENT FAMILY/PERSONAL FRIENDS

RELATIONSHIP

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PERMANENT VENDORS -- those providing services to your home (e.g., home watch, pool maintenance, lawn care). The Gate House staff will have an alphabetic listing of all vendors to automatically allow passage.

COMPANY NAME, CONTACT PERSON

PHONE NUMBERS

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Please remember to call the gatehouse **(239) 260-1903** and advise the guard anytime you would like someone to be allowed on the property that is not on this list. Otherwise, the guard will call the home owner prior to access being granted. Access will be denied without verbal approval.

Signature

Date

Please drop off your completed form at the Gatehouse or fax it to: (239) 494-8411.



Wilshire Lakes Master Association, Inc.

PMI Gulf Coast

1004 Collier Center Way Suite 105

Naples, FL 34110

239-593-6246

management@pmigulfcoast.com

☐ Owners

☐ Renters

Vehicle Registration Form

This form must be completed and send to the management company. At that time, your barcode(s) will then be installed on the vehicle(s) for you. You may also call the Gatehouse for an appointment Monday thru Friday, 7:00 a.m. to 1:00 p.m. (239-260-1903).

Residents must have a driver's license and vehicle registration that matches the unit owner name(s) and vehicle(s).

Barcodes are \$10.00 each. Payment must be by check to Wilshire Lakes Master Association – No Cash Accepted.

Member Name: _____

Local Address: _____

Res. Phone #: _____ Cell Phone: _____

ADMIN

Vehicle #1: Make: _____ Model: _____ Date _____

Year: _____ Color: _____ Tag #: _____ State: _____

Bar Code # _____ Driver Name _____

Vehicle #2: Make: _____ Model: _____ Date _____

Year: _____ Color: _____ Tag #: _____ State: _____

Bar Code # _____ Driver Name _____

Vehicle #3: Make: _____ Model: _____ Date _____

Year: _____ Color: _____ Tag #: _____ State: _____

Bar Code # _____ Driver Name _____

Vehicle #4: Make: _____ Model: _____ Date _____

Year: _____ Color: _____ Tag #: _____ State: _____

Bar Code # _____ Driver Name _____

Vehicle #5: Make: _____ Model: _____ Date _____

Year: _____ Color: _____ Tag #: _____ State: _____

Bar Code # _____ Driver Name _____

How many barcodes do you currently have? _____

What are the numbers? _____

NOTE: Forms and current community information regarding Wilshire Lakes can be found at our website: wilshirelakes.org, under the documents tab.

COMMUNICATION CONSENT FORM

WILSHIRE LAKES MASTER ASSOCIATION, INC.

Due to the recent Florida State Statute 718.111(12)(c)(3), the Wilshire Lakes Master Association, Inc. requires a consent form signed by all members who would like to have official Association notices or correspondence sent to their e-mail address or have their e-mail address listed in the Wilshire Lakes Master Association, Inc. directory.

Wilshire Lakes Address: _____

Alternate Address: _____

Wilshire Lakes Master Association Listing:

Name(s): _____

Mailing Address: _____

Telephone #: _____ Cell #: _____

E-mail Address/s: _____

Please indicate whether you would like to receive Official Association communications via e-mail instead of regular mail or personal delivery: Yes: _____ No: _____ (please note that if you check yes, your e-mail address could become available to other owners)

In case of emergency, the management company requires the following (please print):

Emergency Contact & Phone Number: _____

Do you have an alarm system? Yes: _____ No: _____

Alarm Company: _____ Telephone #: _____

Home Watch Service: _____ Telephone#: _____

Please indicate if you would like your information to be published in the Wilshire Lakes Directory:

Telephone Numbers	Yes: _____ No: _____	Is your unit: _____ Owner Occupied
E-Mail Addresses	Yes: _____ No: _____	_____ Owner Occupied Seasonally
Alternate Address	Yes: _____ No: _____	_____ Rental Property

Signature

Print Name

Please send form to:

Date

PMI Gulf Coast

1004 Collier Center Way #105 Naples, FL 34110

Phone: 239-593-6246

management@pmigulfcoast.com



Wilshire Lakes Master Association, Inc.

**NEW OWNER INFORMATION TO RECEIVE
A WELCOME EMAIL WITH USEFUL INFORMATION
AND A NEXTDOOR INVITATION**

THE COMPLETION OF THIS FORM IS OPTIONAL

Owners Names:
WL Street Address:
E-Mail addresses:
Phones: <i>(for indecipherable email questions)</i>
Signature:

Welcome to the neighborhood!

***Expect a welcome email and an invitation
to join over 800 neighbors in Wilshire Lakes Nextdoor
from the Communications Volunteer***



ATTENTION

MIDDLE NAME:

Applicants must enter their full, legal middle name. If only an initial is provided, a new order will be required to conduct accurate criminal record searches, which will result in additional fees.

GOVERNMENT ID

A clear, colored PDF of the applicant's Government ID must be included with all applications. Any submission without a valid ID will be delayed until one is received.

Failure to comply with these requirements may lead to processing delays and extra charges. We appreciate your cooperation in ensuring a smooth application process.

If you have any questions, please reach out to us at 772-460-9893



APPLICANT AUTHORIZATION RELEASE

In connection with my rental application, I authorize PMI Gulf Coast to order a "consumer report" (a background report) about me. The background check company who will be conducting such checks is Accudata, 1010 S Federal Hwy, Suite 1400, Hallandale Beach, FL 33009 (772) 460-9893, www.accudataholdings.com.

I acknowledge the background report may contain information concerning my character, general reputation, personal characteristics, mode of living, and credit history/standing. The types of information that may be ordered include, but are not limited to: social security number verification; criminal records check; verification of prior employment; and credit reports.

Selection criteria that may result in denial of my rental application includes: criminal history (as allowed by law); previous rental history; credit history; or failure to provide accurate or complete information on the application form.

I agree the Company may rely on this form to order background reports throughout my tenancy without asking me for my authorization again as allowed by law. I also agree that a copy of this form is valid like the signed original. I certify that all of the personal information I provided is true and correct.

Signing this acknowledgment indicates that you have had the opportunity to review the landlord's tenant selection criteria. The tenant selection criteria may include factors such as criminal history, credit history, current income, and rental history. If you do not meet the selection criteria or if you provide inaccurate or incomplete information, your application may be rejected, and your application fee will not be refunded.

PLEASE PRINT:

CELL PHONE NUMBER:

LAST NAME:

MIDDLE NAME:

By checking this box, I certify that I do not have a Middle Name

☐

FIRST NAME:

HOME ADDRESS:

EMAIL ADDRESS:

SOCIAL SECURITY NUMBER:

DATE OF BIRTH:

DRIVER'S LICENCE NUMBER:

STATE:

Signature: _____