

FISHHAWK RIDGE ASSOCIATION

ELIGIBILITY REQUIREMENTS FOR POOL FOB

1. To obtain a Pool Fob, owner MUST submit the Pool Fob Registration Form.
2. Only the Homeowner will be issued a Pool Fob by Terra Management; Tenants and Managing Agents can NOT be issued a Pool Fob.
3. Homeowners **MUST BE CURRENT** on the following:
 - a. Fishhawk Ridge Association Dues
 - b. Water Usage Bill from Think Utility
 - c. No Outstanding Covenants Violations
 - d. Proof of Homeowner's Insurance
4. Homeowners who rent their property, MUST have all of their tenant information up to date with Westward 360 Management. Up to date means that a Tenant Profile Form/Application, Current. Lease and New Tenant Fees are all current and submitted
5. Residents MUST have a valid FISHHAWK RANCH ID card.

OTHER POLICIES AND CONDITIONS FOR POOL FOB

1. To ensure the safety of all residents, entrance into the pool area will require the Fishhawk Ranch ID card, PLUS the Fishhawk Ridge Pool Fob. Both ID Cards are required EVERYTIME an owner or a tenant visits the pool. Fishhawk Ridge may employ a gate monitor or use homeowner volunteers to monitor the pool entrance.
2. All Pool Rules and Regulations must be followed at all times. If not, the Board may deactivate the Pool Fob. Please refer to our website: www.FishHawkRidgeHOA.com for the pool regulations.
3. The first one (1) Pool Fob will be at no cost to new owners. A maximum of two (2) Pool Fobs will be issued at any given time, per unit. Should an owner require a replacement Pool Fob, prior to being provided a new Pool Fob, the owner must notify Westward 360 Management immediately to have their current Pool Fob disabled. **Owners who rent their units may have one (1) Pool Fob active for their tenant. The cost of a replacement Pool Fob is \$25.00.**
4. All Residents understand, just as with Fishhawk Ranch, that each time the pool is entered and exited, this Pool Fob information is recorded into the Guardian Security database.
5. Only Fishhawk Ridge Association or Westward 360 Management can issue Pool Fob's to Fishhawk Ridge Contractors (pool vendor, landscape vendor) who require entrance into the pool area.
6. Fishhawk Ridge Association reserves the right to suspend use of the pool facility due to rule violations, delinquent assessments, or delinquent water bills.
7. Fishhawk Ridge Association reserves the right to review every Pool Fob application prior to releasing the Pool Fob and under no conditions will a Pool Fob be released or re-activated until all requirements included within the Eligibility Requirements for Pool Fob have been met.
8. Fishhawk Ridge Association reserves the right to update these eligibility requirements as needed.

ACCEPTANCE:

I acknowledge receipt of the Pool Fob listed above and that the above information is true and correct. I understand that I have willingly provided all of the information requested above and it will be used by Westward 360 Management to process this registration form. I understand that by providing this information, it may be accessed under public records laws. I also understand that by accepting this Pool Fob, I am financially responsible for any damages caused by me, my family, my guests, or my tenants (if rented) and for any damages resulting from the loss or theft of my Pool Fob. It is understood that the Pool Fobs are the property of the HOA and are non-transferable except in accordance with the HOA rules, policies and regulations. In consideration for entrance into the pool area via the Pool Fob, I agree to hold harmless and release the HOA, its agents, officers, and employees of Fishhawk Ridge Association, Inc. from any and all liability for any injuries that might occur in conjunction with the usage of the pool facility. Nothing herein shall be considered as a waiver of the HOA's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statute or other Statute. I acknowledge that access to the pool facility is a privilege based upon the good standing of my HOA account. I also understand that I will not be issued a Pool Fob should my HOA account not be in full compliance with the attached pool access requirements.

Signature of Owner (will not accept Tenant or Manager signature)

Date signed

RECEIPT OF FISHHAWK RIDGE RULES AND REGULATIONS:

I acknowledge that I have been provided the website address www.FishHawkRidgeHOA.com to review the rules and regulations related to the pool facility. The rules and regulations are located on the General Community Info page under "Pool Information."

Signature of Owner (will not accept Tenant or Manager signature)

Date signed

RENTERS PRIVILEGES: Owners who rent out or lease the units in Fishhawk Ridge shall have the right to designate the tenant(s) of their unit as the beneficial users of the Pool Fob. Any tenant(s) who are designated as the beneficial users of the Pool Fob shall be entitled to the same rights and privileges to use the Pool Fob as the owner. During the period when the owner has an active lease with the tenant, the owner shall not be entitled to use the pool facilities with the Pool Fob. When new tenants are placed within a unit, the owners are responsible for providing Westward 360 Management with an updated Pool Access Registration Form. Access to the pool facility will not be automatically transferred to the new tenant. Owners are responsible for collecting the Pool Fobs from old tenants and giving them to new tenants.

Signature of Owner (will not accept Tenant or Manager signature)

Date signed

FISHHAWK RIDGE ASSOCIATION, INC.

POOL FOB REGISTRATION FORM

FISHHAWK RIDGE ADDRESS:

Owner(s) Name: _____

Owner(s) Address: _____

Fishhawk Ranch ID # _____ Phone # _____

Email Address: _____

If rented, please provide the following:

Tenant(s) Name _____

Fishhawk Ranch ID # _____ Phone # _____

Email Address: _____

*****If you have an existing Pool Fob to reactivate: Pool Fob # _____

The first one (1) Pool Fob will issued at no cost to new owners. A maximum of two (2) Pool Fobs will be issued at any given time, per unit. Rental units may only have one (1) Pool Fob active at any given time.

Should an owner require a replacement Pool Fob, the owner must notify Terra Management immediately to have their current Pool Fob disabled. The cost of a replacement Pool Fob is \$25.

This form must be filled out in its entirety and submit with the appropriate fee (if required) to:

FishHawk Ridge Association
c/o Westward 360 Management Services
14914 Winding Creek Ct, Tampa, FL 33613
Phone: (813) 374-2363, Email: Service@WestWard360.com

*Pool Fobs are available upon request at **\$25.00** per Pool Fob.*

Quantity Desired X _____ \$25.00 = \$ _____

Signature (Owner)