

# CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

## LEASE CHECKLIST

Please return this form to:

Attn: James Staub  
Cory Lake Isles POA, Inc.  
c/o FirstService Residential  
18001 Richmond Place Drive  
Tampa, Florida 33647

Email: James.Staub@fsresidential.com  
Fax: 813-436-5309

NEW ☐ RENEWAL ☐

### ITEMS

### RECEIVED

- |                                                                                   |                          |
|-----------------------------------------------------------------------------------|--------------------------|
| 1. LEASE CHECKLIST                                                                | <input type="checkbox"/> |
| 2. APPLICANT TO LEASE                                                             | <input type="checkbox"/> |
| 3. SINGLE-FAMILY HOME RENTAL APPLICATION                                          | <input type="checkbox"/> |
| 4. UNIFORM LEASE EXHIBIT                                                          | <input type="checkbox"/> |
| 5. BACKGROUND CHECK APPLICATION AND<br>AUTHORIZATION FORM (TENANT EVALUATION LLC) | <input type="checkbox"/> |
| 6. PROJECTED MOVE-IN SCHEDULE <b>DATE:</b> _____                                  |                          |
| 7. COPY OF LEGIBLE EXECUTED LEASE                                                 | <input type="checkbox"/> |
| 8. \$500 SECURITY DEPOSIT BY OWNER PAYABLE TO:                                    | <input type="checkbox"/> |

### CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

(Refundable upon owner occupancy or non-rental):

- |                                                                                |                          |
|--------------------------------------------------------------------------------|--------------------------|
| 9. APPLICATION FEE AND BACKGROUND FEE (NON-REFUNDABLE)<br>OF \$250 PAYABLE TO: | <input type="checkbox"/> |
|--------------------------------------------------------------------------------|--------------------------|

### CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

Additional forms for distribution:

Boating Registration	Rules and Regulations
Vehicle Registration - CDD	Declaration Amendment - Leases

# CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

Unit #	Landlord:	Tenant:
LEASE AMOUNT:	BEGINNING DATE:	EXPIRATION DATE:
For Office Use Only: .....		
Owner Account Balance: \$ _____		
Date of Purchase: _____		
Date of Last Lease Application: _____		

**EVERY FORM IN THIS PACKAGE MUST BE COMPLETED. ALL INFORMATION REQUIRED MUST BE PROVIDED. FAILURE TO PROVIDE COMPLETED PACKAGE WILL DELAY MOVE-IN INTO CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC. THE COMPLETION OF THIS PACKAGE IS YOUR RESPONSIBILITY. PLEASE RETURN TO THE MANAGEMENT OFFICE AS SOON POSSIBLE.**

## CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

### INFORMATION FOR PROSPECTIVE OWNERS OR TENANTS

#### OWNERS:

RENTAL DEPOSIT	\$500 (refundable at upon owner occupancy or non-rental)
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#### TENANTS:

APPLICATION FEE	\$100 (non-refundable)
BACKGROUND FEE*	\$150 (initial fee, non-refundable)

\*Background Fee is for first two applicants and \$50 for each additional applicant over the age of 18 years of age.

**FORMS OF PAYMENT:** ASSOCIATION ACCEPTS CHECKS, CASHIER'S CHECKS, MONEY ORDERS, OR CREDIT CARDS. IF PAYING BY CREDIT CARD THE CREDIT CARD AUTHORIZATION FORM MUST BE COMPLETED AND SUBMITTED WITH THE COMPLETED LEASE APPLICATION PACKET.

Reference: SOP Community Association Administrative Record Keeping

# **CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.**

## **APPLICATION TO LEASE**

**Application for Lease:**      **New:** ☐      **Renewal:** ☐

To: Board of Directors

I/We agree to provide to the tenant a copy of **CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.** Declaration, By-Laws, Articles of Incorporation and Rules & Regulations, prior to the occupancy of the unit by the lessee.

I/We will be bound by the By-Laws, Articles of Incorporation and the Rules & Regulation of the Association.

THE ASSOCIATION AND IT'S AGENT, IN THE EVENT IT CONSENTS TO A LEASE, IS HEREBY AUTHORIZED TO ACT AS OUR AGENT WITH FULL POWER AND AUTHORITY TO TAKE SUCH ACTION AS MAY REQUIRED, IF NECESSARY, TO COMPEL COMPLIANCE BY OUR LESSEE (S) AND/OR THEIR GUESTS, WITH PROVISION OF THE DECLARATION OF **CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.**, IT'S SUPPORTIVE EXHIBITS, THE RULES & REGULATIONS OF THE ASSOCIATION, OR IN THE INSTANCE OF VIOLATION OF ANY OF THE ABOVE BY THE LESSEE(S) AND/OR THEIR GUEST, UNDER APPROPRIATE CIRCUMSTANCE, TO TERMINATE THE LEASEHOLD. IF THIS APPLICATION IS FOR A LEASE, THE LESSOR AGREES TO REIMBURSE THE ASSOCIATION FOR ANY ATTORNEY'S FEES AND COSTS INCURRED AS LESSOR'S AGENT IN SUCH ENFORCEMENT OR LEASE TERMINATION.

In order for you to facilitate consideration of my/our Application for the lease of the above designated unit, I/We have caused the proposed lessee to complete the attached Application by Proposed Lessee. I/We am/are aware that any falsification or misrepresentation of the facts in the attached application will result in the automatic rejection of the Application to Lease. I/We consent that you may have further inquiries concerning this application, particularly of the references given below.

I/We have attached hereto a Copy of the Lease Agreement or other documents which truly and accurately sets forth the terms of the offer that I/We wish to accept

**I/We agree Owner/Lessee shall not move in unless pre-registered with the Association upon approval.**

Seller or Lessor	Date	Seller or Lessor	Date

Reference: SOP Community Association Administrative Record Keeping

# CREDIT CARD AUTHORIZATION

CREDIT CARDHOLDER INFORMATION					
NAME ON CREDIT CARD					
TYPE OF CREDIT CARD	VISA	MC	AMEX	DISCOVER	OTHER
TYPE OF ACCOUNT	PERSONAL		BUSINESS		
COMPANY NAME					

ACCOUNT NUMBER					
EXPIRATION DATE	CVS Code:				
BILLING ADDRESS					
CITY		STATE		ZIP CODE	

AUTHORIZED USER OF CREDIT CARD	
NAME	
COMPANY	
PHONE NUMBER	
TYPE OF CHARGES	<input type="checkbox"/> SECURITY DEPOSIT <input type="checkbox"/> APPLICATION FEE & BACKGROUND FEE
AUTHORIZED AMOUNT	

AUTHORIZATION OF CARD USE
<p>I certify that I am the authorized holder and signer of the credit card referenced above.</p> <p>I certify that all information above is complete and accurate.</p> <p>I hereby authorize collection of payment for all charges as indicated above. Charges may not exceed the amount listed above in the "AUTHORIZED AMOUNT" field. If additional charges are going to be authorized a new form will have to be completed.</p>

CARDHOLDER NAME			
SIGNATURE		DATE	

# CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.

*clo FirstService Residential*

2870 Scherer Drive North, Suite 100, St. Petersburg, FL 33716

Phone: 727-299-9555 Fax: 727-299-9556

[James.Staub@fsresidential.com](mailto:James.Staub@fsresidential.com)

## **Single-Family Home Rental Application**

**Initial Application Fee and Background Fee -\$250.00 for first two applicants and \$50.00 for each additional applicant over 18 years of age**

All rental applications must be renewed annually -\$50.00 per applicant for renewal application fee-

**Checks payable to: Cory Lake Isles POA**

Date \_\_\_\_\_

Address of rental property \_\_\_\_\_

Owner Name \_\_\_\_\_

Owner Mailing Address \_\_\_\_\_

Owner Phone Number (H) \_\_\_\_\_ Owner Phone Number (B) \_\_\_\_\_

Owner Fax Number \_\_\_\_\_ Owner Email Address \_\_\_\_\_

Length of Rental \_\_\_\_\_ Dates of Rental \_\_\_\_\_

### **APPLICANT INFORMATION**

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Present Address \_\_\_\_\_ How Long? \_\_\_\_\_

Previous Address \_\_\_\_\_ How Long? \_\_\_\_\_

Phone # (H): \_\_\_\_\_ (B): \_\_\_\_\_ Email: \_\_\_\_\_

Married ☐ Yes ☐ No Spouse's Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Children? \_\_\_\_\_ How Many? \_\_\_\_\_ Ages? \_\_\_\_\_

Pets? \_\_\_\_\_ How Many? \_\_\_\_\_ What Kind? \_\_\_\_\_

### **OTHER OCCUPANTS IN HOME**

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

Name \_\_\_\_\_ D.O.B \_\_\_\_\_

SS# \_\_\_\_\_ Drivers License# \_\_\_\_\_

**If the SS#'s or Driver's License #'s provided are incorrect another application fee will be required in order to process the application correctly.**

**YOUR EMPLOYMENT**

Employer \_\_\_\_\_

Employer Address \_\_\_\_\_

Supervisor \_\_\_\_\_ Business Phone \_\_\_\_\_

How Long on Present Job \_\_\_\_\_

**SPOUSE'S EMPLOYMENT**

Employer \_\_\_\_\_

Employer Address \_\_\_\_\_

Supervisor \_\_\_\_\_ Business Phone \_\_\_\_\_

How Long on Present Job \_\_\_\_\_

**REFERENCES** (include name, address and phone numbers)

Professional References \_\_\_\_\_

Personal References \_\_\_\_\_

Do you intend to operate a business from the home? ☐ YES ☐ NO If so, what kind? \_\_\_\_\_Do you own a commercial vehicle? ☐ YES ☐ NO Describe \_\_\_\_\_Do you own a recreation vehicle, boat or personal watercraft? ☐ YES ☐ NO

Describe \_\_\_\_\_

How many vehicles will be garaged at this location? \_\_\_\_\_

**Note: All automobiles, bicycles and other vehicles of every kind and nature belonging to any member of a family residing in any dwelling unit within Cory Lake Isles, whether as part of the family of the owner or of a tenant of the owner, shall be kept garaged and out of site when not in use. A maximum of two passenger vehicles may be parked outside overnight on a driveway. No vehicle may be parked on a lawn at any time.**

- All homes are single-family residences.
- RV's, commercial vehicles, boats, etc ...are NOT allowed on the premises unless concealed from view.
- All automobiles, bicycles, and other vehicles of every kind and nature shall be kept garaged and out of site when not in use. A maximum of two passenger vehicles may be parked outside overnight on a driveway. No vehicle may be parked on a lawn at any time.
- Cory Lake Isles is a deed restricted community.
- All Lease Agreements shall be in writing.
- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by Association, shall be submitted to Association for approval at least ten (14) days prior to commencement of the lease term and shall require the written approval of Association.

- The Owner shall pay the lease application fee and background check fee of \$250.00 as prescribed by the Association for two occupants and additional \$50.00 per occupant over 18 years of age thereafter.
- No Lease Agreement may be for a term of less than one year.
- No home may be leased more than two (2) times within any consecutive twelve (12) month period.
- No Dwelling Unit shall be leased or rented unless their owner has owned the Dwelling Unit for at least one year beforehand.
- Each lease shall contain a uniform attachment, which may be amended from time to time, requiring that the tenant(s) abide by the Declaration, Bylaws, Rules & Regulations of the Association and such other rules as deemed prudent by the Association.
- All leases shall provide, and if they do not so state, they shall be deemed to provide, that the Association shall have the authority, but not the obligation, to take legal action against a lessee for removal of that lessee from the lot for violation of this Declaration or the Rules & Regulations of the association. The cost of all legal action taken by the Association including, but not limited to, attorney's fees, costs and investigatory expenses shall be paid for by the Owner/lessor. The lot owner/lessor shall indemnify and hold the association harmless against all liabilities imposed or sought to be imposed against the association as a result of the association's actions or failure to act pursuant to this provision.
- No Lot Owner may commence a lease of his lot until he has first obtained the approval of the association. At least fourteen (14) days prior to the commencement of a proposed lease, the lot owner shall apply to the association for approval of the same. **Such application shall be accompanied by an application fee and background fee of \$250.00 made payable to Cory Lake Isles POA, Inc.** Such application shall contain an executed copy of the proposed lease, including the Uniform Lease Exhibit, together with the name and current address of the proposed lessee, as well as any other information requested by the Association reasonably related to the lease or occupancy of the lot.
- **The Association may, at the sole cost and expense of the leasing Lot Owner, conduct a background check on each prospective tenant and all occupants of a Lot.**
- If an owner is delinquent in payment of assessments to the association the lease will not be approved. If at anytime the owner becomes delinquent during the term of the lease the Association may request that the tenant make all payments of rent due and owing under the lease directly to the Association to be applied to the delinquent account of the Lot Owner.
- **PLEASE REFER TO THE AMENDMENT TO THE CORY LAKE ISLES DECLARATION RECORDED IN THE HILLSBOROUGH COUNTY PUBLIC RECORDS ON DECEMBER 2, 2013 FOR ADDITIONAL RESTRICTIONS RELATIVE TO LEASING A HOME IN CORY LAKE ISLES.**

**I understand that as a Lessee, I have received and read a copy of the Rules and Regulations, Covenants, Conditions and Restrictions of the Association and agree to be bound by these Association Documents. I further agree that no exterior modifications to the home or property will be conducted without prior approval of the association. All exterior modifications must be submitted by the owner of the property to the association prior to implementation.**

\_\_\_\_\_  
Signature of Owner/Agent

\_\_\_\_\_  
Signature of Lessee

Date \_\_\_\_\_

Date \_\_\_\_\_

**Pursuant to Florida Statute 720.3085**

**If the parcel owner is delinquent in paying any monetary obligation due to the association, the association may make a written demand that the tenant pay to the association the monetary obligations related to the parcel. The association may sue for eviction as if the association were a landlord if the tenant fails to pay a monetary obligation.**

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Signature of Lessee

\_\_\_\_\_  
Signature of Owner Signature of Owner

Please indicate the address to which you would like the approved/denied application returned to:

For Office Use only

.....  
\$250.00 fee received? \_\_\_\_\_ Date \_\_\_\_\_

Rental Application Approved ☐ YES ☐ NO

\_\_\_\_\_  
Signature of Authorized Agent Approving Application

Copy of approved application returned to owner/agent: \_\_\_\_\_

\_\_\_\_\_  
Date

**A CRIMINAL BACKGROUND CHECK WILL BE CONDUCTED ON EACH OCCUPANT OF THE HOME PRIOR TO OCCUPANCY.**



### Uniform Lease Exhibit

This ADDENDUM (the "Addendum") to that certain Lease dated \_\_\_\_\_, 20\_\_\_\_ (the "Agreement") by and between \_\_\_\_\_ ("Lessor") and \_\_\_\_\_ ("Lessee") is made and entered into by the Lessor and Lessee as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

#### WIT N E S S E T H:

WHEREAS, the parties have heretofore executed the Lease; and

WHEREAS, the parties desire to add to the provisions of the Lease as hereinafter set forth;

NOW, THEREFORE, in consideration of the sum often dollars (\$10.00) the mutual covenants herein exchanged, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby recite and agree as follows:

1. Recitals The statements contained in the recitals of fact set forth above are true and correct, and are, by this reference, made a part of this Addendum.
2. Compliance with Community Documents. Lessee hereby acknowledges that the leased premises are subject to restrictive covenants enforced by Cory Lake Isles Property Owners Association (the "Association"). Lessee hereby agrees to comply with and abide by all of the provisions of the Declaration of Covenants, Conditions and Restrictions of Cory Lake Isles (together with any and all amendments thereto collectively referred to as the "Declaration"), the Bylaws of the Association (the "Bylaws"), and the Rules and Regulations (collectively hereinafter referred to as the "Community Documents") of the Association pertaining to the use and occupancy of the leased premises; provided, further, the Lessee acknowledges that the Community Documents are applicable and enforceable against any person occupying a leased premises to the same extent as against an Owner, and a covenant shall exist upon the part of each such tenant or occupant to abide by the Rules and Regulations of the Association, the terms and provisions of the Declaration and the Bylaws.
3. Association as Lessor's Attorney-in-Fact. In order to facilitate the Association's duty to maintain a community of congenial residents and occupants of the Units and to protect the value of the Units and further continuous harmonious development of the community, the Lessor constitutes and appoints the Association as its true and lawful attorney-in-fact with the full power of substitution to: (1) evict Lessee for any violation of the Community Documents; provided, however, Lessee shall be entitled to cure any violation by the means provided in the Community Documents; (2) to employ such attorneys, agents, or professionals as shall be required for such purposes; (3) to collect, settle or compromise all outstanding payments due from Lessee in connection with the leased premises; (4) to prosecute and defend all actions or proceedings in connection with the leased premises and the eviction of the Lessee; and (5) to do every act with Lessor might do in its own behalf to fulfill its obligations under the Community Documents. Lessor and Lessee hereby agree and acknowledge that this power of attorney, which shall be deemed a power coupled with an interest, cannot be revoked.
4. Injunctive Relief Lessee and Lessor agree that money damages would not be sufficient remedy for any breach of the Lease or violation of the Community Document and that, in addition to all other remedies, the Association shall be entitled to injunctive or other equitable relief as a remedy for any such violation of the Community Documents. The Lessor agrees to assign to the Association any and all of its rights which the Association may deem necessary to obtain such injunctive relief upon written demand by the Association, and the Lessee hereby agrees to consent to such assignment. Lessor hereby agrees that in the event that it shall become necessary for the Association to cause the Lessee to be removed from the leased premises by initiating an action for injunctive relief against the Lessor, the Lessor shall be responsible for all costs, charges and expenses of the Association in connection with such action, which shall be added to and become part of the assessment (as that term is defined in the Declaration) against that Lessor's Unit secured by a lien upon the property against which such assessment is made in accordance with Article XV of the Declaration.

IN WITNESS WHEREOF, the parties have executed this Lease on the day and year first above written.

**"Lessor":** \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness:, \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness:, \_\_\_\_\_

Print Name: \_\_\_\_\_

**"Lessee":** \_\_\_\_\_

Printed Name: \_\_\_\_\_

Witness:, \_\_\_\_\_

Print Name: \_\_\_\_\_

Witness:, \_\_\_\_\_

Print Name: \_\_\_\_\_

# RENTAL APPLICATION

<b>PROPERTY NAME</b>	
Applicant Name	
Applicant Social Security #	
Applicant Date of Birth	
Applicant Current Address	

Co-Applicant Name	
Co-Applicant Social Security #	
Co-Applicant Date of Birth	
Co-Applicant Current Address	

**Please return both forms to:**  
**FirstService Residential**  
**444 Gulf of Mexico Drive, Suite 201**  
**Longboat Key, Florida 34228**  
**Fax # 941.388.8993**

## RENTAL/PURCHASE APPLICATION

### Authorization Form

You are hereby authorized to release any and all information requested with regards to verification of my bank account(s), credit history, residential history, criminal record history, employment verification and character references to Tenant Evaluation LLC. This information is to be used for my/our credit report for my/our application for occupancy.

I/We hereby waive any privileges I/We may have with respect to the said information in reference to its release to the aforesaid party. Information obtained for this report is to be released to Tenant Evaluation LLC, Property Manager, Board of Directors and the Landlord for their exclusive use only.

**PLEASE INCLUDE A COPY OF DRIVER'S LICENSE and SOCIAL SECURITY CARD TO CONFIRM IDENTITY.** If you do not have a Social Security Card, please include a copy of your Passport or current identification card.

**Please notify your Landlord(s), Employer(s), and Character Reference(s) that we will be contacting them to obtain a reference pursuant to your application.** I/We further state the Authorization Form was signed by me/us and was not originated with fraudulent intent by me/us or any other person that the signature(s) below are my/our own proper signature.

I/We certify under penalty of perjury that the foregoing is true and correct. **If you or the co-applicant have falsified, deliberately mislead or omitted to mention any information on your application, you may not be approved for a purchase, lease and/or occupancy.**

\_\_\_\_\_  
(Applicant's Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Applicant's Name Printed)

\_\_\_\_\_  
(Co-Applicant's Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Co-Applicant's Name Printed)

# CORY LAKE ISLE

10441 Cory Lake Drive  
Tampa, Florida 33647  
Office: (813) 986-8000  
Fax: (813) 986-2768

## BOAT REGISTRATION INFORMATION

As per the Cory Lake Isles Deed Restrictions, all boats on Cory Lake including canoes, kayaks, etc. must be registered with the Beach Club and issued a CL #. **This number must be prominently displayed on both the starboard and port side of the boat on the bow and must be clearly visible to passersby and people on the shore at all times.**

By registering your vehicle and signing this application you are agreeing to abide by all of the rules governing use of watercraft on Cory Lake\* and all of the laws governing watercraft in the State of Florida. You are accepting personal responsibility for being aware of all of these rules and regulations and are agreeing to procedures for enforcement of these rules and regulations as written in the Cory Lake Deed Restrictions and/or decreed by the Property Owners Association. These rules of enforcement include the rights of the Property Owners Association to impose fines and suspend lake rights for anyone abusing boating privileges,

You are acknowledging that you have been noticed of the possible immediate suspension of boating privileges and are waiving your right to a hearing before such suspension.

I am registering a (check one) \_\_\_\_\_ Boat \_\_\_\_\_ Jet Ski

FL Registration Number \_\_\_\_\_

Color \_\_\_\_\_

CL # \_\_\_\_\_

Make \_\_\_\_\_

Model \_\_\_\_\_

Length \_\_\_\_\_

AGREED TO: \_\_\_\_\_  
(date)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(printed name)

\_\_\_\_\_  
(address)

\_\_\_\_\_  
(phone)

\* full set of rules in Cory Lake Isles Deed Restrictions book

# CORY LAKE ISLE

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## **BOATER REGISTRATION INFORMATION MAJOR RULES BY WHICH YOU MUST ABIDE (Please Read Your Deed Restrictions Book for Clarification and Additional Regulations)**

### **Registering Your Boat Before putting it in Cory Lake:**

- As per the Cory Lake Isles Deed Restrictions, all boats on Cory Lake including canoes, kayaks, etc. must be registered with the Beach Club and issued a CL #.  
**This number must be prominently displayed on both the starboard and port side of the boat on the bow and must be clearly visible to passersby and people on the shore at all times.**

### **Who May Operation a Boat on Cory Lake:**

- Only vehicles owned and operated by Cory Lake Residents are permitted on Cory Lake. This means that only Cory Lake Resident's may operate a boat. You cannot loan your boat to friends, relatives, or non-residents to drive.
- Operation of a motor boat (greater than 10hp) by anyone under 14 is prohibited.
- Drivers between the ages of 14 and 21 must have a Florida state issued Safety Card to operate a motor boat. This course can be taken online.

**As per Florida Law:** Anyone 21 years of age and under who operates a vessel powered by 10 horsepower or more must pass an approved boater safety course and have in his/her possession photographic identification and a boater safety identification card issued by the Florida Fish and Wildlife Conservation Commission. A person is exempt from this requirement if there is a person on board who is not affected by this law or is at least 18 years of age and holds a boater education I.D. card. This person must be attendant to and take responsibility for the safe operation of the vessel.

# CORY LAKE ISLE

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Fax: (813) 986-2768

## **Speed Limits, No Wake Zones, Dock Lights, Noise Regulations and Spinning, Sliding, Racing and other unsafe operation for boats on Cory Lake:**

### **General Safety Regulations**

As per Florida law, maneuvering a boat or personal watercraft by weaving through congested vessel traffic, jumping the wake of another vessel unreasonably close or when visibility around the vessel is obstructed, or swerving at the last possible moment to avoid collision is classified as reckless operation of a vessel (a first-degree misdemeanor).

As per 12.4g "Safety is a top priority for the resident using Cory Lake. Any person demonstrating a lack of respect for safety while operating a boat or water vehicle on Cory Lake may be fined and may have their right and privilege to operate a boat or water vehicle on Cory Lake suspended for a period of not to exceed (3) years."

Safe operation of a boat on Cory Lake is defined as operating the boat in control at all times. This means the sliding out on turns, spinning, jumping wakes, speeding, racing and other "tricks" involving boats is not permitted under any circumstances.

### **Speed Limits:**

- **MOST OF CORY LAKE IS A NO-WAKE ZONE** (minimum speed to maintain steerage as per Florida Law – not 5mph!) This includes the area on the ski lake between the orange buoys and the shore.

There is some confusion on Cory Lake about what NO-WAKE means. Many people are under the impression that it means 5 MPH, or minimal wake. By the standard of Florida Law (which applies on Cory Lake) it really means "a minimum speed that will maintain steerageway." (I've attached a copy of Florida law with that portion highlighted.) **We interpret that as DEAD SLOW with no visible movement of water behind the watercraft.**

There is a good reason for these No-Wake Zones. Among them are our environment, lake erosion and consideration for neighbors.

- **MAXIMUM SPEED ON THE SKI LAKE IS 35 MPH.**

\* full set of rules in Cory Lake Isles Deed Restrictions book

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- Florida law requires that all vehicles operating on a body of water within ½ hour of dawn or dusk display bow and stern running lights and be operated at a NO WAKE speed.

## **Dock Lighting:**

Every dock in Cory Lake was approved with the condition that the owner mounts one 110 volt light, with light sensor on the dock. A photo of the generally accepted light is attached. This light can either be mounted on a single pool on land near the dock, or on the dock post. Two lights can also be mounted on dock posts. A 60 watt bulb that will burn all night is suggested. Cory Lake is very dark at night. These lights are required for safety reasons. Solar Lighting does not meet this requirement.

## **Noise Regulations:**

Boats and water vehicles must not exceed noise levels of eighty (80) decibels on adjacent land. Should any boat or water vehicle exceed the maximum allowable noise level of eighty (80) decibels, the boat or water vehicle shall not be operated on Cory Lake until a muffler system to meet the requirements has been installed. Spinning out, jumping wakes, doing doughnuts, and causing the engine to whine out will cause noise in excess of 80 decibels and is prohibited.

## **Skiing and Towing:**

- Skiing and Towing are limited to the Ski Lake. No vehicle may have ANYTHING UNDER TOW on the no wake part of the lake. Residents living off the ski lake must transport their towables and passengers in their craft to the Ski Lake.
- All vehicles towing a skier or tuber or any passenger or person behind the vehicle must have a spotter in addition to the driver of the boat. The spotter must be old enough to recognize that a skier or tuber or other person under tow is in trouble or danger.
- Regulations regarding staging, kind of towing and skiing (no tricks, etc) are detailed in the Deed Restrictions.



# CORY LAKE ISLE

10441 Cory Lake Drive  
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Office: (813) 986-8000  
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- Hours: The hours during which Skiing and Towing are allowed is regulated as follows:

May thru August - 10:00 a.m. to 8:00 p.m.

September thru April - 10:00 a.m. to 6:00 p.m.

Christmas, Easter, Thanksgiving - 1:00 p.m. to 4:00 p.m.

## **Vehicles Permitted on Cory Lake:**

For more complete descriptions see the Deed Restrictions:

### **Boat size, type, number etc.:**

Boats on Cory Lake cannot be longer than 18 feet. No more than two boats are permitted per household.

### **Special rules concerning Jet Skis and Personal Watercraft:**

Personal Watercraft (a.k.a. Jet Skis) are permitted on Cory Lake at the discretion of the Property Owners Association. For the purposes of understanding the Deed Restrictions that apply to these particular vehicles the Board considers the following:

- 1) Jet Skis are treated the same as Ski Boats with a Skier or Tuber in tow and so are subject to the same hour restrictions as per 12.16 (k):

May thru August - 10:00 a.m. to 8:00 p.m.

September thru April - 10:00 a.m. to 6:00 p.m.

Christmas, Easter, Thanksgiving - 1:00 p.m. to 4:00 p.m.

# CORY LAKE ISLE

10441 Cory Lake Drive  
Tampa, Florida 33647  
Office: (813) 986-8000  
Fax: (813) 986-2768

- 2) Jet Skis are subject to the same noise restrictions as all other boats and water vehicles. As per 12.4 ©:

Boats and water vehicles must not exceed noise levels of eighty (80) decibels on adjacent land. Should any boat or water vehicle exceed the maximum allowable noise level of eighty (80) decibels, the boat or water vehicle shall not be operated on Cory Lake until a muffler system to meet the requirements has been installed.

Jet skis which are operated to jump wakes, do tricks, spin in circles, do doughnuts and other “trick” maneuvers which cause the engine to “whine” out, generate noise in excess of one hundred (100) decibels and up to one hundred and fifteen (115) decibels. This noise level is unacceptable on Cory Lake and so the intentional commission of these acts is also unacceptable on Cory Lake.

The overall Cory Lake Deed Restrictions as per 11.11 (a) provide that each Owner shall refrain from engaging in or permitting others to engage in any act or use of the Owner’s Lot or Dwelling Unit, Common Property or any other Property within Cory Lake Isles which could reasonably cause embarrassment, discomfort, annoyance or nuisance to others in the neighborhood. The noise of Jet Skis “whining” out causes annoyance and nuisance as well as physical discomfort. Experts believe that damage to hearing occurs when noise levels are higher than 85 decibels, which is about the loudness of heavy traffic. The risk of hearing loss increases as the noise becomes louder. Length of exposure is important too. For example, it is not recommended to listen to noises of 109 decibels for any longer than two minutes at a time.

In addition all other Cory Lake Isle Deed Restrictions and Florida Laws apply on Cory Lake.

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SPACE ABOVE RESERVED FOR RECORDING INFORMATION

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## **CORY LAKE ISLES**

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### **Amendment to the Declaration of Covenants, Conditions and Restrictions of Cory Lake Isles**

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**AMENDMENT**  
**TO ARTICLE XIX, GENERAL PROVISIONS, SECTION 19.5 OF THE DECLARATION**  
**OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR**  
**CORY LAKE ISLES, A COMMUNITY DEVELOPMENT DISTRICT**  
*[Underlined indicates new text; Stricken text indicates deleted text.]*

ARTICLE XIX

General Provisions

19.5 Amendments. The covenants, conditions, restrictions, easements, reservations, assessments, terms and provisions of this Declaration may be amended by an instrument signed by the Board of Directors with an attached certification by the President or Secretary of the Association that the amendments have been approved by ~~sixty percent (60%)~~ fifty-one percent (51%) of the Lots subject to this Declaration on the date of the vote, who vote in a membership referendum or who vote in person or by proxy in a membership meeting at which a quorum exists and for which notice of such proposed amendment was given to all Owners: provided, however, that no amendments shall abridge or in any way degrade, amend, change, modify or eliminate any right, easement or reservation of the Developer or any utility providing electrical power, gas, potable water or telephone, or the City of Tampa, or the Hillsborough County Environmental Protection Commission, Southwest Florida Water Management District, or the Florida Department of Environmental Regulation, provided in this Declaration, without the written consent of such Developer, utility, City or agency so affected. Further, to the extent that any covenant, condition, restriction, easement, reservation, assessment, term or provision of this Declaration may be included herein in satisfaction of the conditions of the zoning or plat approval of the City of Tampa for CORY LAKE ISLES or in satisfaction of and condition of any order, approval, consent or permit of the City of Tampa, the Florida Department of Environmental Regulation ("FDER"), Hillsborough County Environmental Protection Commission ("HCEPC"), SWFWMD or any other governmental agency or authority, such covenant, condition, restriction, easement, term or provision of this Declaration shall not be amended, changed, modified or deleted without the prior written consent of the City of Tampa, FDBR, HCEPC, SWFWMD or other governmental agency or authority so affected, as the case may be. Still further, without the prior written consent of the Developer, no change, amendment or modification to or deletion from this Declaration shall be made which may affect the Surface Water Management System without the prior written approval of SWFWMD or which may result in or facilitate the dissolution of the Association or the abandonment or termination of the obligation of the Association to maintain all of the Common Property or which may amend, change, modify or delete this Section. No amendment shall be made, without the consent of the City of Tampa, which would lessen or alleviate the Association's responsibility to maintain the water, sewer, streets, drainage facilities, or other subdivision improvements owned by the Cory Lakes Community Development District. In the event that the Community Development District dissolves or it or its successors otherwise fail to maintain such improvements.

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**AMENDMENT**  
**TO ARTICLE XI, USE RESTRICTIONS AND MAINTENANCE REQUIREMENTS-**  
**RESIDENTIAL PROPERTY, SECTION 11.1 OF THE DECLARATION OF COVENANTS,**  
**CONDITIONS AND RESTRICTIONS FOR**  
**CORY LAKE ISLES, A COMMUNITY DEVELOPMENT DISTRICT**  
*[Underlined indicates new text; Stricken text indicates deleted text.]*

ARTICLE XI

Use Restrictions and Maintenance  
Requirements – Residential Property

11.1 Use/Leaseholds. Lots shall be used for Single Family Residential Purposes only (as the same is defined herein). For the purposes of this section, the defined term “Lot” shall be interpreted to include the real property and all improvements thereto.

a. For the use of the Lot to be considered “Single Family Residential Purposes,” the use of the Lot must be limited to the following:

i. The Lot must be occupied in its entirety by the owner or tenant(s) pursuant hereto, and no fraction or portion of the Lot may be leased or rented;

ii. No transient tenant may be accommodated on the Lot;

iii. No hotel type enterprises may be facilitated through the use of the Lot; and

iv. No bed and breakfast enterprise may be facilitated through the use of the Lot.

b. Lot Owners may lease their Lots, subject to the following restrictions:

i. All leases must be in writing.

ii. No lease entered into after the effective date of this amendment shall have a term of less than one (1) year.

iii. No Lot may be leased more than two (2) times within any consecutive (12) twelve month period, without the approval of the Association and only in the case of a documented hardship. Such approval and determination of facts constituting a documented hardship shall be within the sole discretion of the Association.

iv. No lease may be for less than the entire Lot.

v. All leases shall incorporate this Declaration and its exhibits, whether or not so stated, and all lessees, and their family members, guests and invitees shall be subject to and shall be obligated to comply with such documents. Additionally, each lease shall contain a uniform attachment, which may be amended from time to time, requiring that the tenant(s) abide by the

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Declaration, Bylaws, Rules & Regulations of the Association and such other rules as deemed prudent by the Association.

vi. All leases shall provide, and if they do not so state, they shall be deemed to provide, that the Association shall have the authority, but not the obligation, to take legal action against a lessee for removal of that lessee from the Lot for violation of this Declaration of the Rules and Regulations of the Association. Additionally, the association shall be entitled to injunctive or other equitable relief as a remedy for the tenant's violation of the Declaration, Bylaws, Rules & Regulations of the Association. The cost of all legal action taken by the Association, including, but not limited to, attorney's fees, costs and investigatory expenses shall be paid for by the Owner/lessor, including fees and costs on appeal. The Lot Owner/Lessor shall indemnify and hold the Association harmless against all liabilities imposed or sought to be imposed against the Association as a result of the Association's actions or failure to act pursuant to this provision.

vii. No Lot Owner may commence a lease of his Lot until he has first obtained the approval of the Association. At least fourteen (14) days prior to the commencement of a proposed lease, the Lot Owner shall apply the Association for approval of the same. Such application shall be made on a written form provided by the Association, and shall be accompanied by an Application Fee in the amount of One Hundred Dollars (\$100.00). Such application shall contain an executed copy of the proposed lessee, including the Uniform Lease Exhibit, as the same may be modified or amended by the Association from time to time, together with the name and current address of the proposed lessee, as well as any other information requested by the Association reasonable related to the lease or occupancy of the Lot. The Association shall not be required to consider the application for approval until the application form has been filed, all requested information has been provided and the Application fee has been paid. The application shall also be signed by the prospective lessee(s). Within fourteen (14) days after receipt of all application materials and the Application Fee, the Association shall give the Lot Owner notice-verbally, electronically or by mail-of approval or disapproval of the lease. The Association's notice will be deemed given when it is sent by the Association, not received by the Lot Owner. If no notice is given by the Association within such fourteen-day period, the lease shall be deemed approved. If the lease is approved (whether expressly or otherwise), and prior to the commencement of the rental the Lot Owner must also submit a security deposit for maintenance expenses in the amount of \$500.00. If the Association disapproves of the proposed lease, the notice of disapproval shall state the reason(s) for disapproval. Without limited the basis on which the Association may disapproved a lease, the Association's disapproval shall not be considered unreasonable if (a) the Lot Owner seeking approval is delinquent in payment in any assessment against his Lot at the time the application is submitted, or (b) the application or the lease on its face indicated that the lessee's proposed use of the Lot would violate the Declaration, any exhibit thereto or any Rule or Regulation of the Association. If a notice of disapproval is timely given by the Association, the Lot Owner may not commence the lease, and the Lot Owner shall be jointly and severally liable for all attorney's fees and costs incurred with having the lessee(s) removed from the premises. All leases not approved by the Association and that conform to the Declaration are void.

viii. For the purposes of this Section 11.1 of Article XI, any transfer of possession of a Lot by the Lot Owner to any other person shall be considered a lease of the Lot, whether or not rent is to be paid by such any other person; provided, however, that the requirements of this Section 11.1 shall not apply to grants of possession by a Lot Owner in favor of his spouse,

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children, parents, siblings or other persons related by blood or marriage to equitable owners owing an equitable interest of twenty percent (20%) or more in the Lot Owner if the Lot Owner is a legal entity. Any Lot Owner that is a legal entity shall maintain an accurate and current list of the identities of all owners of an equitable interest of twenty percent (20%) or more with the Association.

ix. There shall be no subleasing of any Lot or portion thereof.

x. The Association may, at the sole cost and expense of the leasing Lot Owner, conduct a background check on each prospective tenant and all occupants of a Lot.

xi. In the event that the Owner becomes delinquent in assessments due to the Association at any time during the term of a lease, the Association may require that the tenant make all payments of rent due and owing under the lease directly to the Association to be applied to the delinquent account of the Lot owner. The tenants' failure to make such payment directly to the Association shall be grounds for legal action by the Association as an intended third party beneficiary to the lease between the Owner/lessor and the tenant/lessee.

xii. The occupation of each Lot that is both subject to the Declaration and leased by the Lot Owner shall be limited to the tenant(s), members of the tenant's family, overnight guests and professional caregivers as a residence and for no other purpose. The maximum number of occupants in any Lot shall be as follows:

- (1) If the Lot contains two bedrooms, then the maximum number of occupants is four;
- (2) If the Lot contains three bedrooms, then the maximum number of occupants is six; and
- (3) If the Lot contains four or more bedrooms, then the maximum number of occupants is eight.

xiii. No Dwelling Unit shall be leased or rented unless the Dwelling Unit owner has owned the Dwelling Unit for at least one (1) year beforehand.

c. ~~Developer Not Bound. This Section 17 of Article IV shall not be applicable to the Developer which is irrevocably empowered to sell, lease or rent Lots to any lessees or purchasers.~~

d. Compliance with Rules. Notwithstanding any approval either expressly granted or impliedly given by the Association, all occupancy of a Lot shall be in compliance with the restrictions and covenants of this Declaration, its exhibits and the Association's Rules and Regulations.

e. No Time Share. Time share estates are interval ownership arrangements of whatever kind are hereby expressly forbidden.

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## CERTIFICATE OF AMENDMENT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORY LAKE ISLES

WE HEREBY CERTIFY THAT the attached Amendment to Article XIX, Section 19.5 and Article XI, Section 11.1 of the Declaration of Covenants, Conditions and Restrictions for Cory Lake Isles as recorded on Official Records Book 6892, Page 385 et, seq. of the Public Records of Hillsborough County, Florida, was duly adopted by Cory Lakes, Ltd as Developer of Cory Lake Isles.

IN WITNESS WHEREOF, we have affixed our hands this 29 day of November 2013, at Hillsborough County, Florida.

WITNESSES:

Sign

Print

Sign

Print

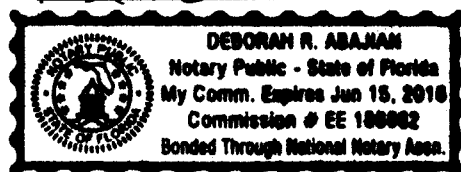
CORY LAKES, LTD.

By: Northeast Development Company  
As its General Partner

Attest: Deborah R. Abajian  
(Print Name)  
As:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29 day of November, 2013, by Eugene Thomason, as the Developer of Cory Lake Isles, Inc., a for-profit corporation. He is personally known to me or has produced FL Dr. Lic as identification.



NOTARY PUBLIC

Sign

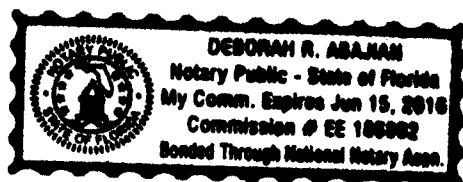
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My Commission expires:

Deborah R. Abajian  
Deborah R. Abajian  
6-15-2016

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 29 day of November, 2013, by Richard Jones, as president of Cory Lake Isles Property Owners Association, Inc., a not-for-profit corporation. She/he is personally known to me or has produced \_\_\_\_\_ as identification.



NOTARY PUBLIC

Sign

Print

My Commission expires:

Deborah R. Abajian  
Deborah R. Abajian  
6-15-2016