

# Del Webb®

---

## BAYVIEW

### **Welcome Home!**

On behalf of the team here at Del Webb BayView, let us be the first to welcome you to the community and congratulate you on the completion of your beautiful new home. This informational packet will assist you during the move in process. We are here to help assist with any and all questions while you get acclimated.

If you come across something you need additional assistance with, please do not hesitate to reach out to your Community Management Team. We are excited that you chose to call Del Webb BayView home!

1. Welcome
- 2-3. Moving in & Getting Set-up
4. Warranty Service Requests & Home Care Guides.
- 5-7. Golf Carts
- 8-9. Resident and Visitor Community Access
- 10-12. Architectural Review Application
- 13-15. Lease Restrictions | Tenant Evaluation
- 16-17. Around Town
18. Contact Page
19. Quick Reference Guide
20. Convenient Payment Options

#### **Lifestyle Management**

Tess Gregory | Lifestyle Director  
[tgregory@accessdifference.com](mailto:tgregory@accessdifference.com)  
407.480.4200 x 1071

#### **Community Association Manager**

Shelly Williams, LCAM  
[delwebbbayviewhoa@accessdifference.com](mailto:delwebbbayviewhoa@accessdifference.com)  
941-263-3147



2970 University Parkway, Suite 101 Sarasota, FL 34243  
813.607.2220 | [www.accessdifference.com](http://www.accessdifference.com)





## **Moving in & Getting Set-Up**

### **Manatee County Utilities**

- **Manatee County Utilities** Customer Service will be happy to set you up with your water and sewer services at your new home. All new accounts are currently set up by phone only. Call (941)-792-8811 for assistance in establishing service Monday - Friday, 8a.m. - 5p.m.
- To establish a residential account for water, sewer and garbage, Manatee County Utilities Customer Service may require the following documentation:
  - Drivers License or Florida State identification
  - Last 4 digits of Social Security number

### **Electric**

- **Florida Power and Light** provide electric to Del Webb Bayview. Setting up a new account is fast and easy online. Visit their website at: <https://www.fpl.com>. Select the *Start/Stop/Move* option. Indicate if you are new to FPL or an existing Customer. From there, follow the prompts on the site.
- To establish a residential account for power, FPL will require the following documentation:
  - Drivers License or Social Security.
  - Address of the home where you need service.
  - Date you want your service to start.

### **Manatee County Gas**

- TECO is the gas provider in Del Webb Bayview. Visit them online to establish a new account at: <https://www.peoplesgas.com>. Select the RESIDENTIAL option on the toolbar. In the drop down find *Start, Transfer or Stop Service* under the Natural Gas Service headline. From there, follow the prompts on the site.
- If you ever smell gas– Move Away, call 911, then call TECO at (877) 832 - 6747

### **Mail Services**

- The United States Postal Service is responsible for the delivery of mail within Del Webb BayView. The nearest branch is located at 7219 US-41, Palmetto, FL 34221. (941) 722-0115  
[www.usps.com](http://www.usps.com)

### **County Sanitation Service**

- Manatee County trash and recycling is collected by WASTE PRO. Collection days are as follows:
  - Garbage: Tuesday / Friday | Recycling: Tuesday | Yard Waste: Wednesday



## **Moving in & Getting Set-Up**

### **Safety & Security**

- The Manatee County Sheriff's Office is responsible for the protection and safety of our Del Webb community. You can visit them online at [ManateeSheriff.com](http://ManateeSheriff.com). For non-emergency matters please call: (941) 747-3011. During an emergency, call **911**.

### **Wildlife / Injured or Concerns**

- The Florida Fish & Wildlife Commission can assist you with issues regarding wildlife you may come across in our community. Please call 888.404.FWCC.

### **Spectrum**

- In Del Webb BayView there is a bulk internet agreement with Spectrum. Coverage is included in your HOA fees. Each resident will need to contact Spectrum directly to coordinate setting-up the service at: 833.697.7328.

### **Roadways & Drainage**

- The roads within Del Webb BayView are owned by the HOA, and roads outside of Del Webb Bayview may be owned by the county or another entity.
- The CDD Management Company is responsible for storm drainage system.

# Del Webb<sup>®</sup>

---

## BAYVIEW

### Warranty Service Requests & Home Care Guides

- Contact the Customer Care Center at (888) 898-9712. Customer Care Coordinators are available Monday - Friday 7:30a.m. - 4:30a.m. to assist.
- You can also submit a request online at [www.pulte.com/Service-Request](http://www.pulte.com/Service-Request). You may also email: [tampa.warranty@pulte.com](mailto:tampa.warranty@pulte.com)

Warranty Highlights*	
<b>10 Yr Coverage</b>	Covers the structural integrity of the home
<b>5 Yr Coverage</b>	Covers various types of water infiltration and internal leaks
<b>2 Yr Coverage</b>	Covers the workability of plumbing, electrical, HVAC, and other mechanical systems
<b>1 Yr Coverage</b>	Covers materials and workmanship
	Warranty is transferable

### Home Care Guides

Now that it's yours, you will no doubt want to maintain your new Del Webb home to help maintain its value. Please visit this site where you will find various guides to read for your reference on how to take care of your home, both inside and out.

- [www.delwebb.com/HomeCareGuide](http://www.delwebb.com/HomeCareGuide)





## **Golf Cart Use**

### **Golf Cart Use**

Subject to compliance with any and all requirements of the County and all other governmental agencies having jurisdiction over same, use and operation of golf carts on paved roadways, driveways and parking areas within DEL WEBB BAYVIEW designed and intended for use by vehicles shall be permitted, subject to the following limitations and restrictions:

12.4.5.1 Rules and Regulations. - The Board may promulgate and amend from time to time, in its sole discretion, Rules and Regulations regarding the operation of golf carts within DEL WEBB BAYVIEW, which may include but shall not be required to include, Rules and Regulations regarding (i) the types of golf carts or similar vehicles approved for use in DEL WEBB BAYVIEW, (ii) the storage and parking of golf carts, (iii) the permitted manner, areas and hours of operation of golf carts, (iv) registration of golf carts, (v) required features (including, without limitation, headlights, tail lights, turn signals, safety belts and other features required by governmental authorities or deemed advisable by the Association, in its sole discretion for use of such golf carts within the streets and roadways of DEL WEBB BAYVIEW), design and maintenance of golf carts, (vi) prohibitions of use of golf carts on sidewalks, walkways and pathways intended for pedestrian use and (vii) such other matters pertaining to golf carts as determined by the Board in its sole discretion.

12.4.5.2 Assumption of Risk. - Any Owner, Lessee, Immediate Family Member, Guest, Invitee or other person who operates a golf cart within DEL WEBB BAYVIEW or is a passenger within a golf cart operated within shall do so at their own risk. Each Owner, for themselves, their Lessees and for the Immediate Family Members, Guests and invitees of such Owner of their Lessees, accepts and assumes all risk and responsibility for liability, injury, death or damage connected with such parties operating or being a passenger of a golf cart within DEL WEBB BAYVIEW. Every Owner shall be liable for any property damage and/or personal injury caused or suffered by such Owner or any Lessee, Immediate, Family Member, invitee or Guest of such Owner or their Lessee operating a golf cart or being a passenger in a golf cart within DEL WEBB BAYVIEW.

12.4.5.3 Waiver, Release of Liability and Indemnification. - By operating a golf cart or being a passenger in a golf cart operated within DEL WEBB BAYVIEW (i) each Owner, Lessee, Immediate Family Member, Invitee and Guest or any other party operating or a passenger in such golf cart (together the "Golf Cart Users") hereby (a) releases the Indemnified Parties from any and all losses, Liabilities, demands, claims, actions, causes of action, damages and suits, including without limitation, indirect, special, or consequential loss or damage, and paralegals' fees in any mediation, arbitration, litigation, and bankruptcy proceedings, and appeals therefrom, (b) waive any and all rights the Golf Cart Users may now or hereafter have against the Indemnified Parties, and © agree to indemnify, defend and hold the Indemnified Parties harmless from and against, and to reimburse



### **Golf Cart Use Continued**

them for , all losses, liabilities, demands, claims, actions, causes of action, damages and suits, including, without limitation, indirect, special, or consequential loss or damage, and including, without limitation, all costs, expenses and reasonable attorneys' and paralegals' fees in any mediation, arbitration, litigation, and bankruptcy proceedings, and any appeals therefrom, in each of subpart (a), (b), and © herein, arising from personal injury, death, destruction of property, trespass, loss or enjoyment, or any other alleged wrong or entitlement to remedy based upon, due to, arising from, or otherwise related to such Golf Cart User operating or being a passenger within such golf cart whether permitted by this Declaration or otherwise, even if due to the negligence of any one of more of the Indemnified Parties.

12.4.5.4 Future Suspension or Prohibition of Golf Cart Use by the Board. - If the Board determines, in its sole discretion, that the operation of golf carts within DEL WEBB BAYVIEW (i) creates unacceptable risk of accidents within DEL WEBB BAYVIEW, (ii) affects the availability, cost or coverage of liability insurance for the Association or (iii) disrupts or interferes with the use and enjoyment of DEL WEBB BAYVIEW by Owners, Lessees, Immediate Family Members and Guests and invitees, the Board may suspend or prohibit the use and operation of golf carts withing DEL WEBB BAYVIEW for such time period, including permanently or for an indefinite time period as the Board may determine in its sole discretion. Each Owner, by acceptance of a deed to a Home, irrevocably waives any claim that such Owner or their Lessees, Immediate Family Members, Guests or invitees have any vested rights or operate a golf cart within DEL WEBB BAYVIEW, whether pursuant to any case law or statute, this Declaration, any of the other Governing Documents or otherwise.





## USE OF GOLF CARTS

**Use of Golf Carts on Private Roads and Multipurpose Paths:** The community of Del Webb BayView authorizes privately owned golf cart travel on roads and multipurpose paths within the Community. It is expected that golf carts will travel on the roads, unless a multipurpose is available for use. All golf carts will be required to meet minimum safety standards. Golf cart travel is permitted only within the boundaries of the Community and is not authorized on state, federal or county roads.

- A. Registration/Operation - Registration and operation of a golf cart on designated streets shall be in compliance with the provisions of the *Florida* Rules of the Road and the *Florida* Vehicle Code.
- B. Safe Working Condition - Carts must be in sound and safe working condition. No golf cart may be operated on a road or multipurpose path unless, at a minimum, it has the following: brakes, a steering apparatus, tires, a rearview mirror, red reflectorized warning devices in the front and rear, a slow moving emblem on the rear of the cart, a headlight that emits a white light visible from a distance of 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear, brake lights, and turn signals. When operated on a road or multipurpose path, a golf cart shall have its headlight and tail lamps lighted. A person who drives or is in actual physical control of a golf cart on a road or multipurpose path is subject to all motor vehicle regulations including, but not limited to, DUI provisions. Storage of carts must be in compliance with the HOA Declaration.
- C. Insurance - Liability insurance must be maintained on all golf carts, with the amount of coverage determined by the owner in consultation with the owner's insurance agent. Owners will be personally responsible for the conduct of anyone operating their cart, and for any damage caused by its operation on community property. Children under the age of 16 will not be permitted to drive a golf cart on community roads and multipurpose paths.
- D. Carts shall not be operated on community sidewalks or on landscaped common areas at any time.
- E. Street Rules - Carts should remain to the right side of the road where multipurpose paths are not provided, allowing regular vehicles to pass without obstruction. In so doing, operators must remain aware of and away from bikers and pedestrians. Bikers and pedestrians shall be given due consideration and a reasonable right of way at all times. Skaters, bikers, pedestrians, and golf carts will all share multipurpose paths running in conjunction with the major roads in the community.
- F. Subject to Association Rules - Allowance for golf cart use in Del Webb BayView is intended to be a privilege and convenience to Association members, and any actions, which threaten the safety and wellbeing of the membership, or otherwise infringe upon the rights of others, will not be tolerated.

# Del Webb®

---

## BAYVIEW

### **Resident and Visitor Community Access Information**



Securiteam is pleased to provide this documentation regarding the community access and security procedures for the Del Webb BayView Community.

**THE FRONT GATE HOUSE WILL BE STAFFED 7:00a.m. - 7:00p.m.**

**AFTER HOURS THE VIRTUAL SECURITY TEAM WILL MONITOR THE GATE.**

#### **Virtual Security Guard Kiosk**

Securiteam has installed a kiosk that provides guard and concierge services for visitors that includes license plate identification.

- Visitors will pull their vehicle alongside the kiosk and will push an intercom button, place their driver's license in the tray area indicated, and an operator at the center will grant them access after viewing the driver's license via a camera within the kiosk.
- Residents will enter both permanent and temporary visitors into the iZcloud visitor management software. They will have the option of providing permanent guests immediate access by entering their license plate number into the system.
- Residents will be sent an email with iZcloud instructions, the community security and access management software, with a username and password. Residents will then be able to add permanent and temporary guests into the online portal.

#### **Resident Entry Access**

- Residents may enter the community at any time unimpeded, by using their issued tag affixed to the upper right-hand side of the windshield of their vehicle.
- If a resident is in a vehicle without their windshield sticker (such as in a rental car), the resident can enter the property by using the kiosk in the same manner described above for visitors or they can log into iZcloud. All residents are entered in the community database, so the monitoring center will recognize them as residents by their driver's license.

**Visitor Management** - Each resident has the capability of adding permanent and temporary guests into the iZcloud visitor management system.

#### **Guest License Plate Reader System.**

Each resident will have ability to add a permanent guest's license plate to the system from the iZcloud software. The permanent guest can drive through the guest lane and the camera will read the license plate and trigger the gate to open with the guest stopping at the guard kiosk or live guard.





## **Resident & Visitor Community Access Information**

### **Add Guest**

**Permanent Visitors** – Each resident can enter permanent visitors which will remain in the system.

**Permanent Visitors** – Each resident can add a permanent visitor license plate into the system.

**Temporary Guests** – Each resident can also enter in temporary guests who will be visiting for a specific amount of time, which resident can specify.

### **Add Party**

- Each resident can create a Party List, which can be titled with the party date specified. Guests can be added to the Party List by first and last name.
- Party guests will use the kiosk for entrance - provide the Party Name and provide their driver's license and name for entrance.

### **Restrict Guest**

- Residents can enter restricted visitors and can input name, email, license plate number and a note for the guards and monitoring center.

### **FAQ's**

- What if a visitor using the kiosk does not have a driver's license or another form of ID?  
*Security Guard will contact the resident for approval to admit the visitor.*
- Will a visitor be admitted into the community to visit me if they are not on my visitor list?  
*Yes, Security Guard will contact the resident for approval to admit the visitor.*
- What is the access procedure if I, a resident, am not in my usual vehicle and I need to enter the community?  
*Use the kiosk, present driver's license and admittance will be granted.*
- What should a visitor do if the monitoring center does not answer their call from the kiosk?  
*Call the Telephone number that is posted on the kiosk.*
- How will emergency vehicles enter the community?  
*Emergency vehicles are granted access with a siren sensor at the gate.*
- What should I do if for some reason I cannot enter the community because the gates are not working with my credentials?  
*Go to the kiosk or security guard for assistance.  
24/hr. hotline 844-693-8563*
- What do I do if the barrier arm gate is hit?  
*Contact the Property Manager. The gate can be pushed back into place and latch back into the bracket.*



*Welcome* to Del Webb Bayview! Congratulations on your new home!

We realize that you may want to make some enhancements to the exteriors of your home, such as a pool, additional landscaping, painting, etc. All exterior changes or enhancements to your home or lot require architectural review and approval.

All residents are required to submit an Architectural Review Application to your communities' Architectural Review Committee (ARC) or the Architectural Review Board (ARB). The appropriate form and ALL required attachments must be submitted to management. If you are requesting a pool installation, lanai extension, or other projects involving disruption of irrigation lines, you will be required to submit a check made payable to Access Management in the amount of \$1,000.00, representing a refundable deposit.

All applications should be scanned and e-mailed to [Delwebbbayviewhoa@accessdifference.com](mailto:Delwebbbayviewhoa@accessdifference.com)

The ARC meets monthly on the second Monday of each month. This schedule is subject to change due to scheduling conflicts and/or availability of the ARC Committee members. Should there be a schedule change the community will be notified accordingly. All complete applications received prior to the meeting date will be reviewed.

**When submitting an ARC Request please be sure to include all the required documentation, which shall include:**

- **Contractor Proposal including drawings**
- **Color picture of proposed improvement, and the space it will be installed (backyard, etc.)**
- **Site survey showing exactly where improvement is to be installed**
- **Sketch of proposed improvement**

Submitting a complete application is essential to ensure timely processing of the application. An application that does not have all the required documentation will be rejected by Access and will not be submitted to the ARC until all required information has been received. The ARC committee will not review partial applications.

You will receive an e-mail notification regarding your application following the meeting. Your notification will indicate that your application has been Approved, Denied or you may be issued a Conditional Approval if certain conditions need to be met before the project can begin.

Please forward any questions to the [Delwebbbayviewhoa@accessdifference.com](mailto:Delwebbbayviewhoa@accessdifference.com)

*Thank you!*



## **Architectural Review Application Checklist**

- COPY OF THE PROPERTY SURVEY WITH MARKED AREAS**
  - THE PROPERTY SURVEY MUST SHOW THE LOCATIONS OF THE PROPOSED CHANGE, ALTERATION, RENOVATION OR ADDITION AND IT MUST BE MARKED WITH ACCURATE LOCATIONS/SIZING AND SPECIFY LENGTH FROM LOT LINES/DRAINAGE EASEMENTS/ETC.
  
- DRAWINGS OF YOUR PLAN(S), COLOR SAMPLES, PHOTOS, AND DESCRIPTIONS OF MATERIALS TO BE USED FOR PROJECT**
  - PLANTINGS SHOULD HAVE TYPE, AND SIZING CLEARLY LABELED ON DRAWINGS AND INCLUDE PHOTOS FOR REFERENCE
  - LANAI EXTENSIONS REQUIRE ROOF TYPE WITH PHOTOS
  - FENCING REQUIRES PHOTOS OF TYPES, COLORS, AND SIZING MARKED
  - POOLS/SPAS/WATER FEATURES REQUIRE PHOTOS/SAMPLES OF ALL MATERIALS TO BE USED AND SIZING CLEARLY MARKED OF ALL AREAS ON THE LAYOUT/DIAGRAM
  
- CONTRACTOR'S PROPOSAL**
  - ALL PRICING FOR THE PROJECT MAY BE REMOVED FOR PRIVACY
  
- CONTRACTOR'S LICENSE AND INSURANCE COPY**

### **IMPORTANT NOTES:**

- **APPLICATIONS SUBMITTED WITHOUT A COPY OF THE SURVEY, DRAWING, COLOR SAMPLE OR PHOTO WILL BE CONSIDERED INCOMPLETE AND WILL DELAY THE REVIEW PROCESS.**
- **A \$1,000.<sup>00</sup> DEPOSIT IS REQUIRED FOR ALL LANAI EXTENSIONS AND POOL/SPA/WATER FEATURE INSTALL APPLICATIONS.**





access

**ARCHITECTURAL REVIEW APPLICATION**

2970 University Parkway, Unit 101 Sarasota, FL 34243 PHONE: 813-607-2220 EMAIL:

PLEASE SUBMITT APPLICATIONS TO: [delwebbbayviewhoa@accessdifference.com](mailto:delwebbbayviewhoa@accessdifference.com)

**TO BE COMPLETED BY HOMEOWNER**

ARC meetings are held monthly on or about the second Monday of each month. Meeting dates are subject to change due to scheduling conflicts and committee member availability. The community will be notified of any change to the meeting schedule.

COMMUNITY ASSOCIATION NAME: DEL WEBB BAYVIEW COMMUNITY ASSOCIATION, INC.

NAME:

PROPERTY ADDRESS:

LOT NO:

MAILING ADDRESS:

PHONE:

EMAIL:

APPLICATION TYPE:  FENCE  POOL/SPA  PATIO  SCREENED ENCLOSURE  EXTERIOR PAINTING  LANDSCAPING  LAWN REPLACEMENT  SATELLITE  OTHER \_\_\_\_\_

DESCRIPTION OF ARCHITECTURAL CHANGE:

**PLEASE INCLUDE THE FOLLOWING WITH THIS APPLICATION:**

- ATTACH A COPY OF THE PROPERTY SURVEY THAT SHOWS THE LOCATIONS OF THE PROPOSED CHANGE, ALTERATION, RENOVATION OR ADDITION.
- ATTACH DRAWINGS OF YOUR PLAN(S) AND ANY CONTRACTOR'S PROPOSAL.
- ATTACH COLOR PHOTOS OF PROJECT AND ALL COLOR SAMPLES AND DESCRIPTIONS.

**NOTE: APPLICATIONS SUBMITTED WITHOUT A COPY OF THE SURVEY, DRAWING, COLOR SAMPLE OR PHOTO WILL BE CONSIDERED INCOMPLETE AND WILL DELAY THE REVIEW PROCESS.**

**I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS:**

- NO WORK WILL BEGIN UNTIL WRITTEN APPROVAL IS RECEIVED FROM THE ASSOCIATION.
- ALL WORK WILL BE DONE EXPEDITIOUSLY ONCE COMMENCED AND WILL BE COMPLETED IN A PROFESSIONAL MANNER BY A LICENSED CONTRACTOR OR MYSELF.
- ALL WORK WILL BE PERFORMED TIMELY AND IN A MANNER THAT WILL MINIMIZE INTERFERANCE AND INCONVENIENCE TO OTHER RESIDENTS.
- I ASSUME ALL LIABILITY AND WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO OTHER LOTS AND/OR COMMON AREA, WHICH MAY RESULT FROM PERFORMANCE OF THIS WORK.
- I WILL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS, AGENTS, CONTRACTORS, SUBCONTRACTORS, AND EMPLOYEES WHO PROVIDE SERVICES IN CONNECTION WITH THIS WORK.
- I AM RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS IN CONNECTION WITH THIS WORK. I WILL OBTAIN ANY NECESSARY GOVERNMENTAL PERMITS AND APPROVAL REQUIRED FOR THE WORK.
- UPON RECEIPT OF THIS FORM, MANAGEMENT WILL FORWARD THE APPLICATION TO THE ASSOCIATION. A DECISION BY THE ASSOCIATION MAY TAKE UP TO 45 OR MORE DAYS, DEPENDING ON THE ASSOCIATION DOCUMENTS. I WILL BE NOTIFIED IN WRITING WHEN THE APPLICATION IS APPROVED, DENIED OR PENDING.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

HOMEOWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**TO BE COMPLETED BY MANAGEMENT & ARC COMMITTEE**

APPLICATION REC'D DATE:

SUBMITTED TO COMMITTEE DATE:

ARCHITECTURAL REVIEW BOARD DECISION:  REQUEST APPROVED  APPROVED WITH CONTINGENCY  REQUEST DENIED

ARB SIGNATURES

DATE

1.

2.

COMMENTS:



## **Lease Restrictions | Tenant Evaluation**

### **Lease Restrictions**

12.28 Leases. Every Lease Agreement shall be in writing and must be provided to the Association at least ten (10) days prior to the commencement of the term of the Lease Agreement for purposes of verifying that the Lease Agreement complies with the requirements of this Section. Such Lease Agreement must provide the name and contact information for the Lessees as well as a current address of the Owner. The Owner shall also provide copies of all drivers' licenses, automobile license registrations and such other information required by the Association in connection with such Lease. The Lease Agreement shall require that at least one ( 1) Occupant of the Home be an Age-Qualified Occupant and shall prohibit Occupancy of the Home by any person under the age of 19. Homes may be leased, licensed, or occupied only in their entirety and no fraction or portion may be rented. No bed and breakfast facility may be operated out of a Home. Individual rooms of a Home may not be leased on any basis. No transient tenants may be accommodated in a Home. All leases or occupancy agreements of Homes (collectively, "Lease Agreements") are subject to the provisions of this Section 12.28. All Lease Agreements shall be in writing. A copy of all Lease Agreements shall be provided to the Association. No Home may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than one (1) year, and no Home may be leased more than two (2) times in any calendar year unless otherwise approved by the Association in the case of hardship. The Lessee, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association. By acceptance of a deed to a Home, the Owner hereby agrees to remove, at the Owner's sole expense, by legal means including eviction, his or her Lessee and all other occupants of their Home should the Lessee or occupants refuse or fail to abide by and adhere to this Declaration, the Rules and Regulations and any other policies adopted by the Association. Notwithstanding the foregoing, should an Owner fail to perform his or her obligations under this Section, the Association shall have the right, but not the obligation, to evict such Lessee or occupants and the costs of the same shall be charged to the Owner as an Individual Assessment. All Lease Agreements shall require the Home to be used solely as a private single-family residence. Each leased Home shall be occupied by Lessees of the Lessee's Immediate Family Members, overnight Guests and professional caregivers as a residence and for no other purpose. During such time as a Home is leased, the Owner of such Home shall not enjoy the use privileges of the Common Areas, including the Recreational Facilities and Community Amenity, appurtenant to such Home. Lessees and their Immediate Family Members, Guests and invitees shall have access and use rights with respect to the Community Amenity as provided in Section 26. 7 .3 below and shall have access and use rights to all other Recreational Facilities as provided in and subject to the Governing Documents.



## **Lease Restrictions | Tenant Evaluation**

### **Lease Restrictions**

26.8.3 Assignment of Rights. The right to a Membership and Activity Card is based upon Owner Occupancy of the Home. Any Owner who leases or otherwise transfers Occupancy of his or her Home shall be deemed to have suspended his or her rights to a Membership and Activity Card during the time of such lease or occupancy. The Lessee or Occupant of the Home shall be entitled to Membership and Activity Cards only if the Home continues to be Occupied by a Qualified Occupant and in no event shall a Membership and Activity Card be assigned to anyone under nineteen (19) years of age. In such event, the Lessee and their Immediate Family Members and Guests shall have the same use rights and be subject to the same limitations and Rules and Regulations on use of the Community Amenity as apply with respect to any Home that is occupied by the Owner of same. Owners who lease their Homes acknowledge that charges on the Membership and Activity Cards and Guest Activity Cards issued with respect to their Lessees shall be an Individual Assessments on such Owner's Home and shall be responsible for coordinating reimbursement or appropriate deposits from their Lessees with respect to same. Any Owner who leases or otherwise transfers Occupancy of his or her Home shall provide the Association with immediate written notice thereof and shall surrender to the Association his or her previously issued Membership and Activity Cards. Membership and Activity Cards shall be surrendered by any holder who ceases to occupy a Home, or at any time upon written notification from the Association that the holder no longer is entitled to hold a Membership and Activity Card.

### **Tenant Evaluation**

Age qualified occupant must meet the age (55+) specification and must apply online at Tenant Evaluations to go through an approval process. An executed 1 year Lease Agreement must be provided to the Association for consideration 10 days prior to commencement at: [Delwebbbayviewhoa@accessdifference.com](mailto:Delwebbbayviewhoa@accessdifference.com). Homeowners can also find the necessary documents on the NABR site: [delwebbbayview.nabrnetwork.com](http://delwebbbayview.nabrnetwork.com) under: *Resources >> Tenant Evaluation file.*



## Property Application for Del Webb Bayview

Property Name

### How to Apply ?

1

You can go to  
[Tenantev.com](https://tenantev.com) or scan  
this QR Code.



then

2

Create a new account  
and use the following  
application code to begin.

**10275**

Property Application Code

### Please read before applying

**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.

#### 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.**

Application process  
may take up to 45 *minutes*  
**tenantev.com**

#### Do you need help?



Email us at  
[support@tenantevaluation.com](mailto:support@tenantevaluation.com)



Call us at  
305.692.7900



## Around Town

### AIR TRAVEL

#### **Sarasota Bradenton International Airport**

6000 Airport Cir. Sarasota, FL 34243  
941.359.2770 | [srq-airport.com](http://srq-airport.com)  
25 miles from Del Webb

#### **St. Pete-Clearwater International Airport**

14700 Terminal Blvd. #221, Clearwater, FL 33762  
727.453.7800 | [fly2pie.com](http://fly2pie.com)  
35 miles from Del Webb

#### **Tampa International Airport**

4100 George J Bean Pkw Tampa, FL 33607  
813.870.8700 | [tampaairport.com](http://tampaairport.com)  
44 miles from Del Webb

### MARINA

#### **Palm View Marina 6817**

Bayshore Rd. Palmetto, FL 34221  
941.448.9618 | [palmviewmarina.com](http://palmviewmarina.com)

#### **Waterlefe Marina Club**

995 Fish Hook Cove, Bradenton FL 34212  
941.718.4848

#### **River Dunes Marina**

102 Riviera Dunes Way, Palmetto, FL  
34221 941.981.5330 | [rdmarina.com](http://rdmarina.com)

### MEDICAL

#### **Manatee Memorial Hospital**

206 2nd St E, Bradenton, FL, 34208  
941.746.5111 | [manateememorial.com](http://manateememorial.com)

#### **South Bay Hospital**

4016 Sun City Center Blvd. Sun City Center, FL  
33573 813.634.3301 | [southbayhospital.com](http://southbayhospital.com)

### SHOPPING

#### **North River Village**

6202 US-301, Ellenton, FL, 34222

#### **Ellenton Premium Outlets**

5461 Factory Shoppes Blvd. Ellenton, FL 34222

#### **Publix Super Market at Gateway Commons**

9520 Buffalo Rd, Palmetto, FL 34221  
941.722.0693 | [publix.com](http://publix.com)

#### **University Town Center**

257 N Cattlemen Rd, Sarasota, FL 34243  
941.351.9040 | [mallatutc.com](http://mallatutc.com)

#### **Shoppes at University Center**

8473 Cooper Creek Blvd. Bradenton, FL 34201  
941.360.9620 | [Benderson.com](http://Benderson.com)

### SPORTS

#### **The Premier Sports Campus at Lakewood Ranch**

5895 Post Blvd. Lakewood Ranch, FL 34211  
941.757.1582 | [premiersportscampus.com](http://premiersportscampus.com)

#### **Ellenton Ice and Sports Complex**

5309 29th St. e. Ellenton, FL 34222  
941.723.3663 | [ellentonice.com](http://ellentonice.com)

#### **Tropicana Field | Rays Baseball**

1 Tropicana Dr. St. Petersburg, FL 33705  
727.825.3137 | [mlb.com](http://mlb.com)

#### **Rowdies Stadium | Rowdies Soccer**

150 2nd Ave N. St. Petersburg, FL 33701  
727.222.2000 | [rowdiessoccer.com](http://rowdiessoccer.com)

#### **Raymond James Stadium | Buccaneers Football**

4201 N Dale Mabry Hwy. Tampa, FL 33607  
813.350.6500 | [raymondjamesstadium.com](http://raymondjamesstadium.com)



## Around Town

### ENTERTAINMENT

#### **Amalie Arena**

401 Channelside Dr. Tampa, FL 33602  
813.301.6500 | [amaliearena.com](http://amaliearena.com)

#### **Manatee Performing Arts Center**

502 3rd Ave. W. Bradenton, FL 34205  
941.748.5875 | [manateeperformingartscenter.com](http://manateeperformingartscenter.com)

#### **Historic Asolo Theater**

5401 Bay Shore Rd. Sarasota, FL 34243  
941.360.7399 | [ringling.org](http://ringling.org)

#### **Ruskin Family Drive-In Theatre**

5011 US-41, Ruskin, FL 33572  
813.645.1455 | [ruskinfamilydrivein.com](http://ruskinfamilydrivein.com)

#### **Palladium Theater**

253 5th Ave. N. St. Petersburg, FL 33701  
727.855.3590 | [mypalladium.org](http://mypalladium.org)

#### **David A. Straz Center**

1010 N Macinnes Pl. Tampa, FL 33602  
813.229.7827 | [strazcenter.org](http://strazcenter.org)

### RESTRAUANTS

#### **The Sea Hut**

5611 US -19 Palmetto, FL 34221  
941.722.6255 | [seahutrestaurant.com](http://seahutrestaurant.com)

#### **Riverhouse Waterfront Restaurant**

995 Riverside Dr. Palmetto, FL 34221  
941.729.0616 | [riverhousefl.com](http://riverhousefl.com)

#### **Caddyshak Tiki Bar**

2802 Terra Ceia Bay Blvd. Palmetto, FL 34221  
941.721.96315 | [terraceiabaycc.com](http://terraceiabaycc.com)

#### **Chateau 13**

535 13th St. W. Bradenton, FL 34205  
941.226.0110 | [cheateau-13.com](http://cheateau-13.com)

### MUSEUMS

#### **Florida Railroad Museum**

12210 83rd St. E. Parrish, FL 34219  
941.776.0906 | [frrm.org](http://frrm.org)

#### **Gamble Plantation Historic State Park**

378 Northeast Patten Ave. Ellenton, FL 34222  
941.723.4536 | [floridastateparks.org](http://floridastateparks.org)

#### **Sarasota Art Museum**

1001 S Tamiami Trail, Sarasota, FL 34236  
941.309.4300 | [sarasotaartmuseum.org](http://sarasotaartmuseum.org)

#### **The John and Mable Ringling Museum of Art**

5401 Bay Shore Rd. Sarasota, FL 34243  
941.359.5700 | [ringling.org](http://ringling.org)

#### **The Dali**

1 Dali Blvd. St. Petersburg, FL 33701  
727.823.3767 | [thedali.org](http://thedali.org)

#### **Museum Chihuly**

720 Central Ave. St. Petersburg, FL 33701

### PARKS

#### **Terra Ceia Preserve State Park**

130 Terra Ceia Rd. Terra Ceia, FL 34250  
941.723.4536 | [floridastateparks.org](http://floridastateparks.org)

#### **Buffalo Creek Park**

7550 69th St. E. Palmetto, FL 34221  
941.742.5923 | [mymanatee.org](http://mymanatee.org)

#### **Felts Audubon Preserve**

4600 24th Ave. E. Palmetto, FL 34221  
941.729.2222 | [manateeaudubon.org](http://manateeaudubon.org)

#### **Little Manatee River State Park**

215 Lightfoot Rd. Wimauma, FL 33598  
813.617.5005 | [floridastateparks.org](http://floridastateparks.org)

## Who Should I Contact?

TOPIC	HOA/ COMMUNITY MGMT.	CDD	LIFESTYLE DIRECTOR
Access Card or Gate Sticker	X		X
Activities / Events			X
Amenity Rules	X		X
Architectural Improvements	X		
CDD Records		X	
Common Area Damage	X		
Common Area Equipment	X		
Pond Fountains		X	
Monument Fountains	X		
Gates	X		
HOA Records	X		
Incident Report	X		X
Irrigation Issues, Home & Common Area Maintenance	X		
Landscaping Issue - Home Maintenance	X		
Landscaping Issue - Common Area Maintenance	X		
Maintenance of Ponds		X	
Storm Water Management System Issues		X	
Conservation Areas		X	
Lighting - Common Area	X		
New Resident Registration			X
Parking Rules	X		
Property Violation	X		
Refunds	X		X
Resident Clubs			X
Staff Issue	X		X
Tree on personal property or common area	X		
Trespassing	X	X	
Vendor Issue - Common Area	X		
Violations	X		

## Del Webb BayView Quick Reference Guide

TITLE	NAME	EMAIL / WEBSITE	PHONE
HOA Management Office	Access Management	<a href="http://accessdifference.com">accessdifference.com</a>	813.607.2220
Community Association Manager	Shelly Williams, LCAM	<a href="mailto:delwebbbayviewhoa@accessdifference.com">delwebbbayviewhoa@accessdifference.com</a>	941-263-3147
Lifestyle Director	Tess Gregory	<a href="mailto:tgregory@accessdifference.com">tgregory@accessdifference.com</a>	407.480.4200 x1071
CDD Management Office	Jerry Whited	<a href="mailto:jwhited@Rizzetta.com">jwhited@Rizzetta.com</a>	813.533.2923 x2923
Emergency	Manatee Sherriff	<a href="http://manateesherriff.com">manateesherriff.com</a>	911
Non - Emergency	Manatee Sherriff	<a href="http://manateesherriff.com">manateesherriff.com</a>	941.727.3011
Manatee County	Manatee County	<a href="http://www.mymanatee.org">www.mymanatee.org</a>	941.748.4501
Animal Services	Manatee County	<a href="http://www.mymanatee.org">www.mymanatee.org</a>	941.742.5933
Wildlife Services			888.404.FWCC
Pulte Warranty Customer Care	Pulte Group	<a href="http://pulte.com/Service-Request">pulte.com/Service-Request.</a>	888.898.9712
Spectrum	Bulk Tenant Customer Support	<a href="http://www.spectrum.net">www.spectrum.net</a>	833.697.7328
Manatee County Utilities	Manatee County	<a href="http://www.mymanatee.org">www.mymanatee.org</a>	941.792.8811
USPS	United States Postal Service	<a href="http://www.postallocations.com">www.postallocations.com</a>	941.776.0247
Manatee County Gas	TECO	<a href="http://www.peoplesgas.com">www.peoplesgas.com</a>	877.832.6747
County Sanitation	Manatee County	<a href="http://www.mymanatee.org">www.mymanatee.org</a>	941.355.9600
Community Gate	SecureTeam	<a href="mailto:info@mysecureteam.com">info@mysecureteam.com</a>	813.909.7775
Guard House	RAMCO	<a href="http://www.ramcoprotective.com">www.ramcoprotective.com</a>	941.538.5215
Community Landscape	Sunrise Landscape		



## CONVENIENT PAYMENT OPTIONS

For security purposes, all payments should be sent to the lockbox, paid online, or dropped off to our corporate office. **NO CASH** is accepted for Monthly Dues, Activities or Clubhouse Rentals. All checks should be payable to your **Homeowners Association**. For the convenience of our homeowners, we offer multiple options to pay your assessments:

1. Mail to the address listed on your coupon, **P.O. Box 621586, Orlando, FL 32862**. If you mail your payments to the lockbox, please do not include any correspondence other than your payment and coupon as the bank does not forward anything included with your payment, and therefore, we will not receive it.
2. Pay with credit card or e-check online through the Association's Bank website at <https://pay.allianceassociationbank.com/Home>. There are no fees associated with this payment method if your payment is made by e-check, but please note there is a fee if a payment is made by credit card or debit card for this option, which is imposed by the processor. Please reference your coupon when setting up your on line account.

**Please use this sample to reference your payment coupon to obtain the Management ID, Community ID and Account Number.**

Account # 12345	Date Due 01/01/15	Amount Due \$61.00
<b>SAMPLE ONLY</b>		
	After This Date 01/10/15	Pay This Amount \$86.00
John Smith Jane Smith		
Make Check Payables To: <b>HOMEOWNERS ASSOCIATION NAME</b> P.O. Box 123456 Sample, FL 55555		Amount Enclosed

0000	ABC	00000000000012345	SMITH0000000 19999 7
		Unit Account Num.	
	Association ID		
Management Company ID			

If you are using auto pay through your personal bank, please make sure you have the complete address for the lockbox and the HOA account number on your check to insure your payment is processed the day it is received.

If you have any questions concerning these options, or if we can be of any further assistance, please do not hesitate to contact us at 407-480-4200 or via email at [accounting@accessdifference.com](mailto:accounting@accessdifference.com).