

**AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS**  
**A Resident Owned, Deed Restricted, Over 55 Community**  
**35136 CONDOMINIUM BLVD.**  
**ZEPHYRHILLS, FLORIDA 33541**  
**TEL: (813) 783-7398 FAX: 813-783-3396**  
**Email: amcondopk@gmail.com**

Dear ACPZ Owner:

The current board has reviewed ACPZ's information regarding owners leasing their properties and found that there has been a lack of information shared with the owners describing their responsibilities.

As a result, the board has developed the attached Lease Acknowledgement Letter as a way to disseminate information to all owners who have existing leases. This same letter will be used going forward with any new lease.

Please read the attached, sign and bring or mail to the office. After a director signs, the copy will be placed in your file.

Thanks for your attention to this matter.

ACPZ Board of Directors



**AMERICAN CONDOMINIUM PARKS-ZEPHYRHILLS**  
**A Resident owned, Deed Restricted, Fifty Five(55) and Older Community**  
**35136 CONDOMINIUM BLVD.**  
**ZEPHYRHILLS, FLORIDA 33541**  
**TEL: (813) 783-7398 FAX: 813-783-3396**  
**Email: amcondopk@gmail.com**

**RENTAL/LEASE AGREEMENT**  
**BETWEEN:**

OWNER

RENTER

	NAME _____
	CITY _____
	STATE _____
	ZIP _____
	PHONE _____
	CELL _____
	EMAIL _____

This is an Over 55 community, therefore, the renter is required to produce documentation to verify that at least one occupier is at least 55 years old or older. A copy of your drivers license is required.

Date of Birth: \_\_\_\_\_ Drivers License No. \_\_\_\_\_

Rental Address: \_\_\_\_\_ Lot # \_\_\_\_\_

No. of persons: \_\_\_\_\_ Length of Stay: \_\_\_\_\_

Make of RV \_\_\_\_\_ Tag # \_\_\_\_\_

Make of Car \_\_\_\_\_ Tag # \_\_\_\_\_

Contact person in park: \_\_\_\_\_

Address: \_\_\_\_\_ Lot # \_\_\_\_\_

Tel: \_\_\_\_\_

Park Guidelines: A copy of Exhibit "J" to be given by owner to renter

Renter to fill out emergency data form to be furnished by owner and turned into the office by the renter.

**NO MORE THAN TWO DOGS EACH WEIGHING NO MORE THAN 20 POUNDS ARE ALLOWED.**

Owner Guide:	Review Rules and regulation.	_____
	Utilities	_____
	Keys to home	_____
	Keys to mail box	_____
	Gate pass	_____

Note: Gate pass may be provided by owner or renter may obtain one from the office for \$10.00 refundable deposit.

I/we hereby agree to abide by all the Rules and Regulations of the Condominium and that failure to do so is a breach of this Lease/Rental Agreement resulting in expulsion from the park.

Lessee/Renter \_\_\_\_\_  
Signature Date

Approved: \_\_\_\_\_  
Signature of ACP Representative Date

Copy to: Owner \_\_\_\_\_ Renter \_\_\_\_\_ ACP\_Z \_\_\_\_\_

**RENTER INTERVIEW WORKSHEET**  
**AMERICAN CONDOMINIUM PARKS OF ZEPHYRHILLS**  
**35136 CONDOMINIUM BLVD. ZEPHYRHILLS, FL 33541 (813) 783-7398**

Property address \_\_\_\_\_ Lot # \_\_\_\_\_  
Zephyrhills, Fl 33541

Owner's Name \_\_\_\_\_  
Lessee's Name (person who holds the lease) \_\_\_\_\_  
Lessee's DOB \_\_\_\_\_ License # \_\_\_\_\_ State \_\_\_\_\_  
Lease duration \_\_\_\_\_  
Make/Model of Vehicle \_\_\_\_\_ Plate # \_\_\_\_\_ State \_\_\_\_\_  
Names of other tenants: \_\_\_\_\_

1. American Condominium Parks of Zephyrhills is a condominium association.
2. The park is a 55+ community.
3. Park is managed by the Board of Directors.
4. The lessee must be 55 years of age or older.
5. Other tenants must be 18 years of age or older.
6. Tenants are limited to 4 persons.
7. Tenants have use of the park's amenities.
8. Pets are allowed with a limit of 2 and a weight of 20 pounds maximum each.  
Breed of pet(s) \_\_\_\_\_. Weight 1. \_\_\_\_\_ 2. \_\_\_\_\_
9. A small sticker is required to be displayed on the rear car window for identification.
10. Tenants agree to abide by all of the Rules and Regulations of the condominium.
11. Failure to abide by all the rules and regulations is a breach of the lease.

All of the above have been explained to me to my satisfaction.

I agree that I and the other tenants residing in this property will abide by all of the Rules and Regulations of the condominium. I further understand that failure to abide by the rules is a breach of the lease, that the owner will be notified and that our lease will be terminated.

Lessee's signature(s) \_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_/\_\_\_\_\_

Director's signature(s) \_\_\_\_\_  
\_\_\_\_\_/\_\_\_\_/\_\_\_\_\_