



## New Resident Form and Waiver • Starkey Ranch

Thank you for taking a moment to complete our New Resident Information Form. This information will be maintained in your file. It will be your responsibility to update this form as necessary with new information.

### HOUSEHOLD MEMBERS AND CONTACT INFORMATION

Name (Last, First)	Relationship	Phone Number/Cell	E-mail Address	DOB mm/dd/yyyy	OFFICE USE ONLY Access Card #
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					

### HOMEOWNER ADDRESS

Address: \_\_\_\_\_

Neighborhood: \_\_\_\_\_

### GENERAL INFORMATION

1. Would you like to receive e-mails on programs and events?  YES  NO
2. Does anyone in your family have special needs you would like us to be aware of?  YES  NO

If you answered yes, please provide specific information below.

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## ASSUMPTION OF RISK AND WAIVER OF LIABILITY

The undersigned, either being over the age of eighteen (18) years, or having the express permission of my parents and/or guardians, hereby acknowledges that I have inspected the facilities and programs being offered by the facility and am fully aware of the dangers and risks of injury inherent in my use and participation. In consideration of the permission granted me to avail myself of the facility, I hereby release the facility, its owners, their officers, agents, and employees from any and all liability for loss, damage, or injury that I, or my family may sustain by reason of my activities at the facility. I understand that aerobic exercise and athletic fitness training or program participation can be dangerous and that the facility requests that I consult with my physician with respect to any past or present illness or injury that may affect my participation in or my ability to engage in exercise and activities at the facility. I warrant that I have the right to authorize the foregoing uses and do hereby agree to hold the harmless facility, its owners, their officers, agents, and employees of and from any and all liability of whatever nature, which may arise out of or result from such uses.

I further agree to abide by all rules and instructions of the facility and its personnel. I have read this Assumption of Risk, Release and Wavier of Liability and fully understand its terms and conditions. I further agree and acknowledge that no oral representations, statements or inducement apart from the foregoing written agree have been made.

**ALL family members should be listed below. If a minor child (under 18), parent/guardian must sign for them.**

Name (Last, First)	Signature	Date
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		



## Welcome Home!

On behalf of the team here at Starkey Ranch, let us welcome you to the community and congratulate you on your new home! This informational packet should assist you in the move-in process and with any questions or contacts you might need along the way.

If you come across something you need assistance with, or can't find the answer to – please don't hesitate to reach out to the **Lifestyle Team** at **813-925-9777** or by emailing [Fun@OurStarkeyRanch.com](mailto:Fun@OurStarkeyRanch.com).

The Welcome Center is open **10 am - 5 pm Monday through Saturday**, and **12 pm - 5 pm on Sunday**.

**The Starkey Ranch Resident's Website is a great resource to have in your bookmarks or saved pages. Simply visit [OurStarkeyRanch.com](http://OurStarkeyRanch.com) or scan this QR code with your phone's camera:**



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## Starkey Ranch Lifestyle & Recreation

Here at Starkey Ranch, we're all about living healthy, active lives and connecting with our neighbors year-round. **Renee Hlebak** is your Lifestyle Director and **Iliana Santiago** is your Lifestyle Coordinator. Together, Renee and Iliana organize a wide variety of programs, socials, and events to serve the families here in Starkey Ranch. **Lifestyle Calendars** are sent out via email, app notification and may also be found on [OurStarkeyRanch.com](http://OurStarkeyRanch.com).

**Resident Form & Participation: New Resident Form & Waivers.** This is required of all residents in our community that will be participating in any programs, special events, socials or aquatics, including access to the pools/splashpad. There are also waivers for the Bike Park located at Cunningham Park. Once you have completed it, please come the Welcome Center for your Resident ID/Access Cards and Bike Helmet Stickers. You can also find out about Canoe/Kayak Rentals and waivers.

**Amenity Access Cards:** *Closed* Residents may receive Amenity Access Cards, which will allow them to use the pools and other resident-only spaces. To receive your card, you must have a completed Resident Information Form on file. Please see Amenity Policy for more information & Rules on Rental Properties.

## Here's Who to Contact...

Who do I contact for information about **lifestyle programs**? [Fun@OurStarkeyRanch.com](mailto:Fun@OurStarkeyRanch.com).

Who do I contact for information about **swim lessons during the summer**? [Swim@OurStarkeyRanch.com](mailto:Swim@OurStarkeyRanch.com).

Who do I contact for information about **private rentals of Cunningham Hall or a Park Pavilion**?  
[Rentals@OurStarkeyRanch.com](mailto:Rentals@OurStarkeyRanch.com).

Who do I contact for **CDD related questions**? [www.TSRCDD.com](http://www.TSRCDD.com)  
Community Development District: **Wrathell, Hunt and Associates, LLC**  
**Chuck Adams** (District Manager) [adamsc@whhassociates.com](mailto:adamsc@whhassociates.com)  
**Barry Mazzoni** (Field Operations Manager) [mazzonib@whhassociates.com](mailto:mazzonib@whhassociates.com)

Who do I contact for **ARC and MPOA assistance**? [www.starkeyranchmpoa.weebly.com](http://www.starkeyranchmpoa.weebly.com)  
Master Property Owner's Association: **Greenacre Properties, Inc.** [www.Greenacre.com](http://www.Greenacre.com)  
**Stephanie Tirado** (Community Association Manager) [stirado@greenacre.com](mailto:stirado@greenacre.com)  
**Laura Zimmerman** (Administrative Assistant Manager) [lzimmerman@greenacre.com](mailto:lzimmerman@greenacre.com)  
**Kathleen Pecor** (Bookkeeper/Fee Account Manager) [kpecor@greenacre.com](mailto:kpecor@greenacre.com)

Who do I contact for **operational & maintenance concerns** in the community?  
**Barry Mazzoni** (Field Operations Manager) at [mazzonib@whhassociates.com](mailto:mazzonib@whhassociates.com)

Who do I contact for **park, pool & program** questions?  
**Renee Hlebak** (Lifestyle Director) [Rhlebak@OurStarkeyRanch.com](mailto:Rhlebak@OurStarkeyRanch.com).

Who do I contact for **district park or open gym** questions?  
Pasco County Parks, Recreation and Natural Resources: [www.pascocountyfl.net](http://www.pascocountyfl.net)

Who do I contact for information about the **library, theater and cultural center**?  
**Starkey Ranch TLC** [www.pascolibraries.org](http://www.pascolibraries.org)

Who do I contact for **mail service, keys or box information**?  
**US Postal Service** at the Odessa Branch. **13266 Byrd Drive, Suite #100, Odessa, FL 813-926-7013**

Who do I contact for **reclaimed water and irrigation questions**? **Pasco County's Utilities**  
[www.pascoeasypay.pascocountyfl.net/](http://www.pascoeasypay.pascocountyfl.net/) or [utilcustserv@pascocountyfl.net](mailto:utilcustserv@pascocountyfl.net) **813-235-6012** or **727-847-8131**

Who do I contact for **natural gas availability**? **Clearwater Gas** [www.ClearwaterGas.com](http://www.ClearwaterGas.com)  
Sales & Questions: **727-562-4980** (Monday-Friday, 8:00AM to 5:00PM) **Gas Emergencies: 727-462-6633**

Who do I contact for **electricity services**? **Duke Energy 1-800-700-8744** [www.Duke-Energy.com](http://www.Duke-Energy.com)

Who do I contact for **cable and internet services**?  
**Spectrum** [www.spectrum.com](http://www.spectrum.com) or **Frontier** [www.frontier.com](http://www.frontier.com)

Who do I contact for **school information**? **Pasco County School District** [www.Pasco.k12.fl.us](http://www.Pasco.k12.fl.us)  
To reach the **Starkey Ranch K-8 School** call **727-246-2100**.  
To reach the **River Ridge High School** call **727-774-7200**

Who do I contact for **safety and security concerns**?  
**Pasco County Sheriff's Office** is responsible for the protection and safety of our community. You can visit them online at [PascoSheriff.com](http://PascoSheriff.com). For non-emergency matters call **727-847-8102**. During an emergency, call 911.

Who do I contact to report a **nuisance alligators or wild hogs?**

**Lifestyle Team 813-925-9777** or [Fun@OurStarkeyRanch.com](mailto:Fun@OurStarkeyRanch.com) *The information & pictures the better!*

Who do I contact for **injured wildlife or wildlife concerns?**

**Florida Fish & Wildlife Commission 888-404-FWCC.**

Who do I contact for **common area landscaping and irrigation questions or concerns?**

**Landscape Maintenance Professionals (LMP)**

*Residents can place work order on their Client Portal:*

<https://theimpadvantage.com/starkey-ranch-service-request-form/#starkey-ranch-service-request-form>

*\*For more information on the Home Owner's Associations (HOAs) for: Anclote Reserve, Esplanade at Starkey Ranch, Homestead Park Townhomes or Whitfield Park Townhomes simply visit [OurStarkeyRanch.com](http://OurStarkeyRanch.com)\**

**Don't forget to download the [Starkey Ranch App](#) in the Apple App or Google Play Stores.**

**You may also scan the QR code with your phone's camera!**



Apple



Android/Google Play



Coastal Waste & Recycling provides trash and recycling services to the Residents of the Starkey Ranch & TSR Community Development District. **As a new resident without cans, you'll need to bring your completed Resident Information Form along with your Closing Documents to the Welcome Center in order to begin your trash service.** The team will communicate with our partner and will arrange for your trash can and recycling bin to be delivered to your new home. *Please note: the cans & bins may take several days to arrive.*

Below is information provided to us by the contractor. Please call them directly with any questions or concerns regarding your service in Starkey Ranch.

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**Trash Pickup: Wednesday & Saturday**

**Recycling Pickup: Wednesday**

\* It is recommended that trash cans & recycling bins be placed outside the night before pickup. Make sure to leave space between cans, especially on Recycling Days. This will help prevent things being knocked over.\*

Containers and bags are not to exceed 33 gallons or 44 pounds each. Yard waste is containerized, bagged or tied in bundles less than 4 feet long and 2 feet in diameter. You may only put out one trash can and one recycling bin unless other arrangements have been made.

**Items not accepted include:** building materials, major automobile parts, demolition materials, appliances, items longer than 4 feet and hazardous materials. Please contact our office (below) for special arrangements for these items.

**Garbage is not collected on the following holidays:** Thanksgiving, Christmas Day, New Year's Day.

**For customer service for Starkey Ranch Residents, please contact:**

**James Roberto - District Manager 727-561-0360 or [jroberto@coastalwasteinc.com](mailto:jroberto@coastalwasteinc.com)**

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# PLEASE RECYCLE ONLY:

## Aluminum Cans



## Metal Food Cans



## Plastic Bottles, Jugs & Small Containers #1, #2, #3, #4, #5 & #7 *(Please throw away nozzles and caps.)*



## Flattened Cardboard



## Paper



# Pasco Sheriff's Office



## **GOLF CART REGULATIONS**

**Per Florida Statute (F.S.) 316.003, a Golf Cart (gas or electric powered) is considered a motor vehicle.**

Per F.S. 316.212 and 316.2125, unregistered Golf Carts may only be used on roadways designated/posted for use by golf carts and within gated retirement communities. Please review these statutes for other applicable rules on golf cart use.

**Otherwise, all motor vehicles must be registered to be used on roadways.**

***To register your golf cart as a Low-Speed Vehicle”, please contact the Tax Collector’s Office or the Florida Department of Highway Safety and Motor Vehicles.***

320.01(41) “Low-speed vehicle” means any four-wheeled vehicle whose top speed is greater than 20 miles per hour but **not greater than 25 miles per hour**, including, but not limited to, neighborhood electric vehicles.

*(Continued on back)*



316.2122 Operation of a low-speed vehicle or mini truck on certain roadways is authorized with the following restrictions:

- (1) A low-speed vehicle or mini truck may be operated only on streets where the **posted speed limit is 35 miles per hour or less**. This does not prohibit a low-speed vehicle or mini truck from crossing a road or street at an intersection where the road or street has a posted speed limit of more than 35 miles per hour.
- (2) A low-speed vehicle **must be equipped with headlamps, stop lamps, turn signal lamps, tail lamps, reflex reflectors, parking brakes, rearview mirrors, windshields, seat belts, and vehicle identification numbers.**
- (3) A low-speed vehicle or mini truck **must be registered and insured** in accordance with s. 320.02 and titled pursuant to chapter 319.
- (4) Any person operating a low-speed vehicle or mini truck **must have in his or her possession a valid driver license.**

**May a Golf Cart be driven on the sidewalk or bicycle path? No.**

316.1995 Driving upon sidewalk or bicycle path.—

- (1) Except as provided in s. 316.008 or s. 316.212(8), a person may not drive any vehicle other than by human power upon a bicycle path, sidewalk, or sidewalk area, except upon a permanent or duly authorized temporary driveway.





**LIFETYLE PROGRAM CREDIT CARD AUTHORIZATION**

Credit Card Type: VISA    MASTERCARD    AMEX    DISCOVER

Account Number \_\_\_\_\_

Expiration Date \_\_\_\_\_

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(Tear here)

Name on Card \_\_\_\_\_

Billing Address \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

**AUTHORIZATION OF CARD USE**

*I, \_\_\_\_\_, authorize Starkey Ranch CDD to hold my credit card information on file and charge my account and all sub-accounts for family members, at the time of service for program and event transactions as well as fitness and aquatics services. Programs and special events may be billed up to 48 hours prior to the event (after the cancellation period).*

Signature \_\_\_\_\_ Date \_\_\_\_\_

**TSR COMMUNITY DEVELOPMENT DISTRICT  
RELEASE AND WAIVER FOR ADULT'S USE OF BIKE PARK**

**Participant Information**

**FULL NAME OF PARTICIPANT:** \_\_\_\_\_ ("Participant")

**PARTICIPANT'S ADDRESS:** \_\_\_\_\_

**PARTICIPANT'S TELEPHONE NO.:** \_\_\_\_\_

**RELEASE AND WAIVER:**

I, Participant, understand that the TSR Community Development District, and its respective residents, agents, supervisors, officers, directors, employees, contractors and staff, including but not limited to WTS International, LLC, (collectively, the "Released Parties") assume no responsibility for injuries or illness that I may sustain as a result of use of the Bike Park. I expressly acknowledge on behalf of myself and my heirs, assigns, personal representatives or estates that I assume the risk for any and all injuries and illness that may result from my use of the Bike Park. I hereby defend, indemnify, hold harmless, release, and discharge the Released Parties from any and all actual or alleged claims, demands, causes of action, liability, loss, damage and/or injury for injury (to property or persons, including without limitation, wrongful death), illness, death, loss or damage that myself may suffer as a result of my use of the Bike Park, whether such is brought by an individual or other entity, or imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency. Further, I understand that the Released Parties are not responsible for personal property lost or stolen while I use the Bike Park. This indemnification applies to and includes, without limitation, the payment of all penalties, damages, fines, judgments, awards, decrees, attorney's fees, and related costs or expenses, and any reimbursements to the Released Parties for all legal expenses and costs incurred by them.

**PURSUANT TO SECTION 316.0085, FLORIDA STATUTES, THE RELEASED PARTIES ARE NOT LIABLE TO ANY PERSON WHO VOLUNTARILY PARTICIPATES IN SKATEBOARDING, INLINE SKATING, OR FREESTYLE OR MOUNTAIN AND OFF-ROAD BICYCLING FOR ANY DAMAGE OR INJURY TO PROPERTY OR PERSONS WHICH ARISES OUT OF A PERSON'S PARTICIPATION IN SUCH ACTIVITY, AND WHICH TAKES PLACE IN AN AREA DESIGNATED FOR SUCH ACTIVITY.**

**MEDICAL RELEASE:** In the event that I am unconscious or otherwise unable to make medical decisions for myself in an emergency, I hereby give permission for medical treatment, and related transportation, to any licensed physician, surgeon, clinic, hospital, or ambulance service to secure proper treatment, and to order anesthesia, for myself as named above.

**I am allergic to the following medications:** \_\_\_\_\_

**SIGNATURES MUST BE NOTARIZED UNLESS WITNESSED BY TSR COMMUNITY DEVELOPMENT DISTRICT STAFF**

\_\_\_\_\_  
Signature of Participant

\_\_\_\_\_  
Date

Notary Information:



**CONSENT TO ELECTRONIC VOTING AND/OR  
CONSENT TO RECEIVE ELECTRONIC NOTICE OF MEETINGS**

The undersigned, being all the Owners, or an eligible voter (herein "Owner"), for Address \_\_\_\_\_ (herein "the property"), at **Starkey Ranch**, pursuant to Florida Statutes, hereby consent(s) in writing to:

*(Please place a check mark or x in the box or boxes below for which you are giving consent. You may consent to electronic voting, receiving electronic notice or both).*

1.  **ELECTRONIC VOTING.** By signing this consent form (or consenting to electronic voting by e-mail sent to the Association), I/we consent to voting electronically at meetings and elections for **Starkey Ranch Master Property Owner's Association, Inc.** to the fullest extent permitted by law, pursuant to the provisions of the Board's Resolution authorizing electronic voting ("Resolution"), and release and waive any claim against the Association pertaining to such voting, including but not limited to the transmission or placement of "viruses," "malware," "spyware," "cookies," and the like and any claim or challenge to such voting, including but not limited to situations where an Owner vote was not received or counted by the Association due to no fault of the Board of Directors or management.

I/We designate the following email address for electronic voting purposes, which e-mail address and other information (including personal identifying information) may be released to a third party that provides electronic voting services or other third parties to the extent and as may be reasonably necessary to enable the use of electronic voting processes:

(PRINT NEATLY) \_\_\_\_\_.

The undersigned understands and agrees that in order to be valid, this consent form must be signed and on file with the Association, and that the undersigned acknowledges that registration must be complete no later than **seventy-two (72)** hours prior to the meeting or election in which Owner wishes to vote by electronic means and that online voting access may be cutoff at a time prior to the time the question is called at the meeting. To ensure that you are properly registered with the online voting system, it is highly encouraged that you register the account well in advance of the first meeting where you will be using electronic voting.

I/We further understand and agree that, in order to use a different e-mail address for casting votes electronically, I/we must notify the Association in writing of the change of e-mail address no later than **72** hours prior to the meeting or election in which Owner wishes to vote by electronic means. If I/we do not provide timely written notice of this change of e-mail address to the Association as provided herein, I/we further understand and agree that I/we may not be able to vote electronically until the next membership meeting and/or election.

2.  **ELECTRONIC NOTICE.** I/we consent to receiving notice by electronic transmission for meetings of the Board of Directors, Committees, and Annual and Special Meetings of the Members of **Starkey Ranch Master Property Owner's Association, Inc.** I/We designate the following email address for electronic notice purposes:

*(You may write "same as above" or provide a different email address for electronic notice purposes)*  
\_\_\_\_\_.

The undersigned understands that mailed/paper notice may not be provided to Owners unless Owners have rescinded their consent to receive electronic notice of meetings. **Please be aware that if you**

**consent to receive electronic notice of meetings, your e-mail address designated for that purpose will be an official record of the Association.**

All Owners of the property or Eligible Voter Please Print Name, Affix Date and Sign Below:

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Please email the completed form to [mppoa@StarkeyRanch.com](mailto:mppoa@StarkeyRanch.com), drop off at the Welcome Center or mail to Starkey Ranch Master Property Owner’s Association, Inc., 4131 Gunn Highway, Tampa, FL 33618.