

PALM CREEK ESTATES



Association Leasing Package Fee \$150.00

**2506 SE 9th Way
Okeechobee FL 34974**

Palm Creek Estates Homeowners Association, Inc

Leasing Package

Revised: January 2026

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Dear Prospective Renter:

Below is the information needed before a Certificate of Approval from Palm Creek Estates Homeowners Association, Inc can be issued.

- A \$150 Application fee (check or money order, no cash) made payable to Palm Creek Estates Homeowners Association.

Please send the above documents including the check to:

Palm Creek Estates Homeowners Association, Inc
2506 SE 9th Way
Okeechobee, FL 34974

Palm Creek Estates Committee Members will interview new Association Members. A Committee Member will call you to schedule your interview at a mutually agreeable time.

After your personal interview, a Certificate of Approval will be issued. We will send the Certificate of Approval to the Title company for your closing.

Please ensure your complete Application and fees will arrive at least 15 days prior to your closing so there will be adequate time for the process to happen.

Thank you and welcome to Palm Creek Estates!

L.W. Smith II, Property Manager

Phone: 863-697-6706

Email: Lwsmith26706@gmail.com

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VEHICLES:

1. Only automobiles constructed as private passenger vehicles are permitted to be parked in Palm Creek Estates overnight. Recreational vehicles, boats, campers, race cars, etc. are strictly prohibited.
2. A maximum of two licensed and operational vehicles may be parked in the driveway of each residence.
3. Commercial vehicles and vehicles displaying commercial badging and/or work-related equipment are not permitted to be parked overnight in Palm Creek.
4. No individual vehicle is permitted to exceed 7,500 pounds curb weight as is designated by the manufacturer (Proof of weight required). Weight can be found on vehicle registration or door.

Vehicle #1 (Make and Model)	License Plate #:
Vehicle #2 (Make and Model)	License Plate #:
Vehicle #3 (Make and Model)	License Plate #:
Vehicle #4 (Make and Model)	License Plate #:

PETS:

1. Only common household pets may be kept in Palm Creek Estates. No other animals, livestock, or poultry of any kind shall be kept, raised, bred or maintained on any portion of Palm Creek.
2. Pets over 30 pounds at maturity are prohibited.
3. No more than a total of 2 cats and/or dogs are allowed per residence.
4. The following K9 purebred or mix breeds will not be permitted under any circumstances: GERMAN SHEPHERDS, DOBERMANS, PIT BULLS, CHOWS, OR ROTTWEILLERS.
5. Pets are not permitted to be stored outside of any residence unless accompanied by their owner on a leash.
6. Any pet must not be an unreasonable nuisance or annoyance to other residents of the Property.
7. Any resident shall immediately pick up and remove any solid animal waste deposited by his pet Property.

The Board may require any pet to be permanently removed from the Property due to a violation of these rules or Palm Creek Estates Covenant V. (5.22).

Pet #1 Breed:	Pet Name #1:
Pet #2 Breed:	Pet Name #2:

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	Initial Tenant 1	Initial Tenant 2	
1.			The approval of a lease is subject to the unit owner being current with the maintenance fees and special assessments. The unit owner must make his account current before the lease will be processed.
2.			The interview process and written issuance of Lease Approval from the Committee must be completed before any Lessee may occupy the residence.
3.			Subleasing a residence or any part of a unit is not allowed. Background screening is required for all adult tenants over age of 18 including adult children aged 18 or older living in a parent's household.
4.			The Association prohibits the rental of any single-family dwelling to any more than two (2) unrelated adults.
5.			Occupancy is only by the lessee and those listed on the approved lease. Lessee may have visitors provided the duration of visitation is 14 days or less and visitors vehicles remain in garage and/or driveway.
6.			Parking: Parking on the grass of a residence or common area is strictly prohibited and may result in a fine.
7.			Window treatments: All interior window treatments shall be white. Newspaper, foil, sheets, and similar temporary coverings are expressly prohibited.
8.			Garbage Cans: Are to be stored in the residence garage only. Garbage cans shall not be placed at the curb for trash pickup sooner than 24 hours on the day before the scheduled pickup is to occur and shall be restored within 24 hours of day they are emptied.
9.			Outside storage of personal belongings is not permitted with the exception of a BBQ and lawn furniture which are permitted to be stored in the back yard only.
10.			Flower beds: Palm Creek lawn service does NOT care for weeding of planting beds. Tenant and/or owner agree to weed planting beds as needed and not allow unsightly weed overgrowth.
11.			Leases may be renewed with the advance approval of the Association. The Association requires the Property Owner to submit for an extension of any current lease at least fifteen (15) days prior to the expiration of the current lease. The Association reserves the right to not approve future lease periods of "nuisance tenants" in accordance with Palm Creek Covenant XI. (11.5).

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Palm Creek Article IV (A.) requires all leases and subsequent lease renewals to be approved by the Association. Rentals shall be for a period of no less than one year, except during the winter season one rental may be approved during the period from Nov 1 to May 1.

Lease Application Checklist:

Here is the information you will need before written lease approval from Palm Creek can be obtained:

1. The attached leasing package application completed and signed by each prospective lessee.
2. A complete copy of the lease agreement including the signature of owner and all adult tenant(s).
3. Contact property manager for Palm Creek Estates- Shirley Lewis Orientation interview:
Interview date/time:

Palm Creek Estates will issue written lease approval within 15 days of receiving a complete lease application package composed of all four items listed above.

HOUSEHOLD INFORMATION:

Address of property to be leased:	Current Date:
Are Association Fees Past Due? Yes No	Lease Start Date:
Owner Name:	Lease End Date:
Names of adults in the leased household:	
Names of minors in the leased household:	

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Acknowledgement of Receiving the Rules and Regulations

The Lessee and Property Owner understand they will be bound by the Rules and Regulations, Covenants, and By Laws of the Association.

Lessee further acknowledges the Property Owner has delivered to them, and they have reviewed the Covenants and By Laws of Palm Creek Estates Homeowner's Association Inc.

Lessee and property owner understand that non-compliance with these Community Standards may result in Eviction by the Association, at the expense of the Property Owner.

ACKNOWLEDGEMENT OF RECEIVING THE COMMUNITY GOVERNING DOCUMENTS:

In addition to the partial list of Rules highlighted in this document, Buyer(s) acknowledge that Palm Creek Estates is a Deed Restricted Community. By signing below, Buyer acknowledges receipt of community documents which can be downloaded free of charge at:

<http://palmcreekestates-HOA.com>

_____ Tenant #1 Signature	_____ Print Name	_____ Best Phone #
_____ Tenant #2 Signature	_____ Print Name	_____ Best Phone #
_____ Property Owner Signature	_____ Print Name	_____ Best Phone #
		_____ Email address

L.W. Smith II, Property Manager
Palm Creek Estates
Phone: 863-697-6706 Email: Lwsmith26706@gmail.com