



**SECTION I**  
**ALL RESIDENTIAL LEASES**

\_\_\_\_\_ (“Owners”) and \_\_\_\_\_ (“Tenants”) are parties to the lease agreement executed and dated \_\_\_\_\_ (“Contract Date”) with lease terms dated \_\_\_\_\_ (MMDDYYYY- MMDDYYYY) with respect to the leasing of the property located at \_\_\_\_\_, Palm Beach Gardens, FL. The parties agree to all MCA Leasing policies and agree to amend the contract to include the following additional provisions in conjunction with the Amended and Restated Community Declaration of Covenants, Conditions, Restrictions, and Easements (“MCA Declaration”) for MCA as may be amended from time to time as follows:

1. Pursuant to Section 12.18.3 of the MCA Declaration and Article X Section 6 of the Amended and Restated By-Laws of MCA, this lease is subject the approval of the MCA Board of Directors.
2. Pursuant to Section 12.18.3 Lessees may not move into the Community prior to MCA approval.
3. Pursuant to Fla. Stat. §720.305(6) a member’s suspension imposed by MCA shall apply to tenants, guests, or invitees.
4. Pursuant to the village of Quanterra, tenants must meet the pet breed restrictions and provisions. Pursuant to the villages of Quanterra, Paradisio, and Olivera the lease terms must be at least 12 consecutive months. The MMMA may fine owners for violation leasing terms. Contact the village Property Manager for any village inquiry.
5. Pursuant to Section 12.18.4 of the MCA Declaration, MCA may terminate the Contract upon default by Tenant in observing any of the provisions of the MCA Declaration, the Articles of Incorporation, the By-Laws, the MCA Rules, or any other applicable provisions of any agreement, document or instrument governing the lots or administered by the Association. MCA shall also have the right to collect all rental payments due to Owner and to apply same against unpaid assessments if, and to the extent that, Owner is in default in the payment of assessments to MCA.
6. In the event of any conflict or ambiguity between this Addendum and the Contract, this Addendum shall control and supersede the Contract. Further, the undersigned agree that MCA will have the right and authority to contact the delinquent Owner’s tenant for purposes of collection of such rental payment pursuant to this Addendum.
7. Tenants are not permitted to use a privately owned golf cart in the Mirasol community.
8. Modifications to the lease will be submitted to Membership Services at least 30 days before the anticipated change.

**ALL TENANTS AND OWNERS MUST READ THIS FORM IN ITS ENTIRETY AND AGREE TO THIS FORM AND ALL PROVISIONS AND POLICIES AS STATED IN THE MCA DECLARATION, BY-LAWS, RULES, AND LEASING POLICIES COLLECTIVELY, AS MAY BE AMENDED.**

Primary Tenant Signature	Date	Secondary Tenant Signature	Date
Primary Owner Signature	Date	Secondary Owner Signature	Date

If this box is checked, the lease includes Beneficial User privileges and Tenant and Owner must execute Section II and Section III.

**SECTION II**  
**OWNER – TENANT GATE AND CLUB ACCESS**

1. For the duration of the lease, Owners’ club access is deactivated. Owner(s) may access the Club only as a guest in accordance with the Guest policies and fees and accompanied by an active club Member.
2. An Owners’ gate barcodes terminate for the duration of a lease and resume at midnight on the Lease End Date. Owners may access the property for an emergency or preservation reasons in accordance with Florida law. Owners notify Security of the emergency/preservation situation for access to the property. All other access to the property including repairs and maintenance are arranged between Owner and Tenant in accordance with Florida law.
3. Approved Tenants are granted Beneficial User Privileges in accordance with the Owner’s category and the MCA Rules for tenant access. Owners are responsible to provide their Tenant(s) with a copy of the MCA Declaration, Rules, By-Laws, and both Owner and Tenant are subject to all provisions collectively, as may be amended from time to time.
4. Approved Tenants on or after the start date of an approved lease shall obtain club access *provided* Tenant(s) have paid the transfer fee to MCA and attended the required MCA orientation.

**SECTION III**

**MCA TENANT BENEFICIAL USER PRIVILEGES (CLUB ACCESS)**

The following is an overview of the Mirasol Tenant Privileges by category for residential leases in Mirasol that include club access. A tenant’s category corresponds with the owner’s club membership and the limitations provided in the MCA Rules. A copy of the Rules is obtained through the Owner/Landlord and an online copy will be made available at the tenant’s club orientation.

**GOLF TENANT ACCESS**

- Unlimited use of golf, tennis, fitness, spa, aquatics center, exceptional dining and social activities
- Unlimited driving range and short game practice areas with unlimited range balls
- Complimentary bag storage; no greens fees for each round of golf, required to pay cart fees
- 5-day advanced sign-up for tee times; not eligible for the Foretees lottery system
- 7-day advanced sign-up for tennis court times
- No court fees for the use of the tennis facilities

**SPORT TENANT ACCESS**

- Unlimited use of tennis, fitness, spa, aquatics center, dining and social activities at the MCA
- Limited use of the golf facilities in season and extended use in the offseason
- Golf lockers are not available for use however bag storage is available
- 7-day advanced sign-up for tennis court times; no court fees for use of the tennis facilities

Golf Privileges November 1 to April 30:

- May reserve up to 12 rounds of golf per membership; 5 days in advance; no Foretees lottery access
- Required to payment of Sports Greens fee and cart fees for each round
- Practice facilities are available immediately prior to a reserved tee time or daily after 12 p.m.
- Participation in golf tournaments is limited
- Accompanied guests do not count against the 12 rounds

Golf Privileges May 1 to October 31:

- Unlimited rounds of golf upon payment of cart fees only; unlimited use of the golf practice facilities

**SOCIAL TENANT ACCESS**

- Unlimited use of the aquatics center, exceptional dining, and social activities
- May through October access to golf, tennis, spa, and fitness is limited to 1 day per month upon the payment of guest fees. Tee times must be made through the Pro Shop.
- November through April access to golf, tennis, spa, and fitness is permitted only as a Guest with a Sports or Golf Member; guest policies and fees apply

**TENANTS AND OWNERS MUST AGREE TO THIS FORM IN ITS ENTIRETY AND AGREE TO ALL PROVISIONS AND POLICIES PER THE MCA DECLARATION, BY-LAWS, RULES, AND LEASING POLICIES COLLECTIVELY, AS MAY BE AMENDED.**

_____	_____	_____	_____
Primary Tenant Signature	Date	Secondary Tenant Signature	Date

_____	_____	_____	_____
Primary Owner Signature	Date	Secondary Owner Signature	Date

MCA ACCEPTANCE REQUIRES AUTHORIZED SIGNATURE HERE: \_\_\_\_\_ DATE \_\_\_\_\_

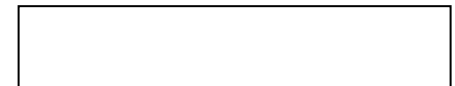


### **MCA LEASING POLICIES**

MCA's active leasing program regularly welcomes temporary residents as they search for a permanent home! The Membership Department, located on the lower level of the main clubhouse, manages the leasing application process for all leases in MCA. Tenant policies are outlined in the MCA Declaration, By-laws, and Rules ("the MCA Documents"), which are provided to tenants by the homeowner.

The ability to reside in Mirasol as a tenant, with or without club access, is contingent upon approval by MCA. Therefore, tenants and all adults who will reside in the Unit must apply and receive approval before they can move into the community. Leases and Units must first comply with the following in order for tenant background screenings and consideration.

1. Homeowner must be in good standing for all MCA entities and free of any citations,
2. Homeowner may not rent the particular Unit more than two times in a calendar year,
3. Leases must be a minimum of 4 months,
4. A tenant or tenant's family may not rent for more than 24 consecutive months from the first rental date regardless of the Unit,
5. Tenant turned Owner: any lease period prior to the purchase in Mirasol is disregarded and former tenants can execute a new lease for up to another 24 consecutive months from the first date of the new lease.
6. Village Parameters:
7. The villages of Paradiso, Quanterra and Olivera require a minimum of one year,
8. Additional application and deposit fees may be required in Quanterra, and
9. MMMA has right to fine owners for violations of one year minimum for leases pertaining to the above mentioned villages.



### **LEASING WITH CLUB ACCESS (BENEFICIAL USER)**

Tenant club access includes the tenant and their spouse or significant other (two primary tenants) and their children under 24 years of age. Upon approval, eligible parties become Users of the Club (or Facilities) in accordance with the MCA Rental Policy and the Tenant Beneficial User privileges associated with the Owner's category of membership after attending an orientation and paying the tenant transfer fee. An Owner's club access is deactivated for the duration of a lease and the Owner may use the Club only as a guest. An Owner's club privileges will not be reinstated less than four months from the initial lease start date. MCA reserves the right to modify fees, terms, and conditions of the MCA Rental Policy and Beneficial User privileges.

### **REQUIRED FOR CLUB ACCESS CONSIDERATION\***

1. Copy of the executed Lease Agreement,
2. Copy of the MCA Lease Addendum, signed by owner and tenant,
3. Tenant Designation Application completed and signed by two primary tenants,
4. Copy of each applicant's driver's license,
5. MCA Release Form (two sides) completed by the primary tenant and secondary tenant,
6. MCA Release Form (two sides) completed by each dependent between 18 and 23 years of age,
7. MCA Release Form (two sides) completed by each resident of the home over 18 years of age,
8. Non-refundable application fee, payable to MCA, for the application fee,
9. Approval from Lang Management and MCA verifying Owner is clear of all delinquencies,
10. Approval from Village when applicable, and
11. Transfer fee payable to MCA (required at the orientation to transfer membership privileges to tenant)

### **LEASING WITHOUT CLUB ACCESS**

The ability to reside in Mirasol is contingent upon approval. Owners choosing to rent their home without transferring access to their tenant must submit their lease and MCA Lease Addendum to the Membership Office for approval at least 30 days prior to the proposed lease start date. Tenants are not permitted to move into the community prior to MCA's written approval.

**\*TENANTS APPLYING FOR A LEASE WITHOUT CLUB ACCESS REQUIRE 1 through 10 LISTED ABOVE.**

CONTINUED ON THE NEXT PAGE →

## MCA LEASING POLICIES – CONTINUED

### APPLYING TO MCA

Application and instructions will be mailed directly to the tenant upon receipt of the lease and addendum. Each adult planning to reside in the home associated with a lease who is 18 years of age and older must apply as noted above and pay the non-refundable application fee. Background reports take 2-4 weeks, so we recommend applying with ample time prior to the lease start date.

For additional inquiries on completing the application, fees, club access, and more, contact the MCA Leasing Coordinator/ Membership Administrator Natalie Hayman weekdays from 9AM to 5PM via [nhayman@mirasolcc.com](mailto:nhayman@mirasolcc.com).

### GOLF CARTS

Tenants are not permitted to own or operate a private cart inside the gates of Mirasol. When playing golf, tenants may rent a cart or ride as a guest in a private cart. Contact the Golf Pro Shop at (561) 775-7800 for additional inquiries.

### APPROVAL & HOME/CLUB ACCESS

Approvals will be mailed directly to the tenant, and owners will only be notified if the application is not approved. An instruction sheet will accompany the approval letter on activating the lease and obtaining club access (for club access leases only). Orientations and the tenant transfer fee are mandatory to gain access to the Facilities, and new tenants are required to attend a golf orientation in order to obtain golf course access.

<b>TENANT FEES</b>	
<b>FEES SUBJECT TO CHANGE</b>	
<b>APPLICATION FEES*</b>	
Application Fee (Fee for Up to Two Primary Tenants)	\$ 374.50
Additional Residents Living in the Home	\$ 187.25
Dependent Tenant Ages 18 – 23	\$ 187.25
*application fees quoted include tax	
<b>CLUB ACCESS FEES AFTER APPROVAL</b>	
Transfer Fee for Club Access	\$802.50 (with tax)
Barcode for gate access	\$20.00 plus tax
Golf Member Greens Fee	Included
Sports Member Greens Fee	\$50.00 plus tax
Guest Greens Fee	\$90.00 plus tax
Tenant Golf Cart Fee	\$27.00 plus tax

### FLORIDA STATUTE 83.53 LANDLORD/TENANT ACCESS

Tenants and homeowners should review Florida Statute 83.53 regarding rental provisions and gate access. Owners should contact Security for information on emergency gate access and how to re-register after a lease has terminated for full gate access.

### PALM BEACH COUNTY RENTAL TAX

Tenants and homeowners may view the local requirements on rentals at <https://www.pbctax.com/tdt>.

### PRE & POST OCCUPANCY

Tenants who have reached their residential limit in accordance with the MCA Declaration are prohibited as a houseguest or visitor of a landlord immediately preceding a lease. Prior tenants may be houseguests one month after the final lease expiration date.

By initialing here, I/We confirm I/We have read the MCA Leasing Policies and agree to the terms as may be amended.

Initials \_\_\_\_\_ Date (MM/DD/YYYY) \_\_\_\_\_

Last updated 01/01/2020

THE COUNTRY CLUB AT

*Mirasol*



THE MIRASOL LEASING EXPERIENCE





## DISCOVERING MIRASOL

Mirasol is a private, residential community with an active leasing program that welcomes residents looking to make a Mirasol their permanent home. Comprised of over 2,300 acres of land, Mirasol boasts an array of natural preserves and exquisite lakes harmoniously intertwined with two championship golf courses and 23 distinct residential villages. As you enter the gates, there is an immediate reprieve from the nearby bustle of the Palm Beaches, and over \$39M in renovated facilities brought the community to a whole new level of diverse social experiences. Our team of professionals provide the service and personal touch that completes the Mirasol experience.

The Mirasol membership experience is exclusive to title owners inside the gates. However, our welcoming leasing program permits homeowner's to rent their property and provide limited club access to the tenant for the duration of the lease. We recommend reviewing the owner's membership category during the rental search to ensure the access program associated with the property best suits your needs. Access programs are outlined on the back page of the brochure.

## CHAMPIONSHIP GOLF

There is something special about playing a course that has challenged some of the best golfers in the world. The feeling is even more special when it's your home course! Mirasol's two championship golf courses had the distinct honor of hosting the Honda Classic on the PGA Tour from 2003 to 2006. Enhancements were complete in 2018 and members enjoy exceptional practice facilities, a variety of teaching engagements, and diverse events throughout the year. The Sunset Course, designed by Arthur Hills, offers multiple tee areas from 4,860 to 7,192 yards, and the Sunrise Course, designed by Tom Fazio, offers multiple tee areas and plays from 4,892 to 7,298 yards.

## THE ESPLANADE & ACQUATICS

Indulge, relax, and enhance your well-being at The Esplanade nestled between the Tennis Center and Aquatics Complex and comprised of The Spa & Salon, a barber shop, Revive café, and a state-of-the-art Fitness Center spanning the entire second level with dedicated Pilates, Spin and group instruction studios!

Our breathtaking water features include a resort-style main pool and an activity area including a beach entry pool with an array of water fountains to keep the entire family entertained. Covered lounge space and the deck at Revive offer a refreshing intermission from the Florida sun.

## TENNIS AND WELLNESS

Mirasol's tennis program is designed to assist all levels of players at all ages. The 15 clay courts include a championship center court, and the hard-surface court conforms to USTA regulations for juniors. All courts offer evening play, and our full social and competitive calendar appeal to casual, serious, new and seasoned players.

## THE SPORTS COMPLEX: FAMILY FUN

Pickleball, bocce courts, a toddler playground, basketball courts, multipurpose field, and a recreational building: the Sports Complex has it all! Security cameras also allow parents to view activities in real-time. Our full-time Recreation Coordinator and support team ensure year-round fun. The recreational building at the Sports Complex is home to parties, activities and recreational accommodations for the Members' special interest groups. Winter, spring, and summer camps are offered, and parents can enjoy supervised child services, special events, and open play in conjunction with the local school schedule.

CASUAL *elegance*  
PREMIER *amenities*

# MAKING MIRASOL YOUR *home*



## MAIN CLUBHOUSE & DINING

The main clubhouse offers year-round dining and entertainment, complimentary valet service, gender-neutral and gender-specific card rooms, refreshment stations, and business centers. Casual diners, white linen foodies, and everyone in between revel in palate-pleasing options in one of four dining outlets: the casual Grille Room, upscale Solstice, poolside Revive café, and Main Dining Room. On-the-go members enjoy curbside pick-up, family-style takeaway for select holidays, and online bookings for all events and services.

## APPLYING FOR TENANCY & FAMILY ACCESS

Every individual associated with a lease who is 18 years of age and older must apply and be approved in order to move into the community. Moreover, all tenants must submit to background screenings whether or not the lease includes club access. For leases that offer club access, the tenant's family access includes their spouse and dependent children under the age of 24.

In addition to the tenant approval process, leases are vetted to ensure the homeowner and property meet the requirements of the village and community documents. MCA recommends that both tenants and homeowners contact Membership Services at least four weeks prior to a proposed lease start date to ensure a smooth transition and approval timeline. Leases that include club access require that the tenant attends a welcome orientation before receiving access to the facilities. Please call for requirements when leasing without club access.

## LEASING PROVISIONS

Leases in Mirasol require a minimum of four consecutive months. Homeowners should contact their street Property Manager to confirm additional minimum standards as some villages require a minimum of one year lease terms. Homeowners may rent their property up to two times in each calendar year and tenants may lease a home in Mirasol for up to 24 consecutive months.





## MIRASOL BENEFICIAL USER PRIVILEGES FOR TENANTS

The following outlines the tenant access by category. Access to golf, tennis, spa, and fitness for tenants corresponds with the homeowner's category of membership; certain restrictions apply. All club users enjoy the clubhouse amenities, aquatics center, social activities, dining outlets, complimentary valet, the dog park, a full-service roving security team with first responders, and our family-focused Sports Complex and playground. The MCA Rules outline tenant access limitations and guest access, as may be amended.

### GOLF TENANTS

- Unlimited use of golf, tennis, fitness, spa, aquatics, dining, cards, and social activities
- 5-day advance tee time reservations; not eligible for the golf lottery system
- Complimentary bag storage and greens fees; cart fees required for each round of golf
- Golf lockers are available upon payment
- 7-day advance sign-up for tennis court times; complimentary court fees
- Participation in golf tournaments is limited

### SPORTS TENANTS

- Unlimited use of tennis, fitness, spa, aquatics, dining, cards, and social activities
- 5-day advance tee time reservations; not eligible for the golf lottery system
- Bag storage and golf lockers available upon payment of applicable fees
- Limited use of the golf facilities in season and extended use in the off-season
- 7-day advance sign-up for tennis court times; no court fees for use of the tennis facilities
- Participation in golf tournaments is limited

### GOLF SEASON PRIVILEGES: NOVEMBER 1 – APRIL 30

- Up to 12 rounds of golf per account reserved five days in advance
- Sports Greens fee and golf cart fees apply for each round of golf
- Practice facilities are available immediately prior to a reserved tee time or daily after 12 p.m.
- Guests of Sports Tenants do not count against the 12 rounds per season

### GOLF OFF-SEASON ACCESS: MAY 1 – OCTOBER 31

- Unlimited rounds of golf upon payment of cart fees; complimentary greens fees
- Unlimited use of the golf practice facilities

### SOCIAL TENANTS

- Unlimited use of incredible dining, cards, aquatics, and social activities

### OTHER ACCESS: NOVEMBER 1 – APRIL 30

- Access to golf, tennis, spa or fitness only as a guest of a Sports or Golf Member
- Access as a Guest incurs guest fees, and guest hours and restrictions apply

### OTHER ACCESS: MAY 1 – OCTOBER 31

- Access to golf, tennis, spa, and fitness is limited to one day per month upon payment of applicable guest fees