

MetroWest

Welcome Home to MetroWest!

Developed in 1985, MetroWest is a 1,805-acre master-planned business, commercial and residential community—a place where people can live, work, play and connect.



Over 30 years, our diverse, vibrant community has welcomed over 25,000 residents and 500 local and national businesses. MetroWest is a member-owned community, managed by the MetroWest Master Association. Self-ownership plays a tremendous role in our quality of life, including award-winning landscaping and environmental stewardship, innovative public safety programs and community-building activities. **Live, work, play, connect** is more than a tagline, it's a way of

life here in MetroWest.

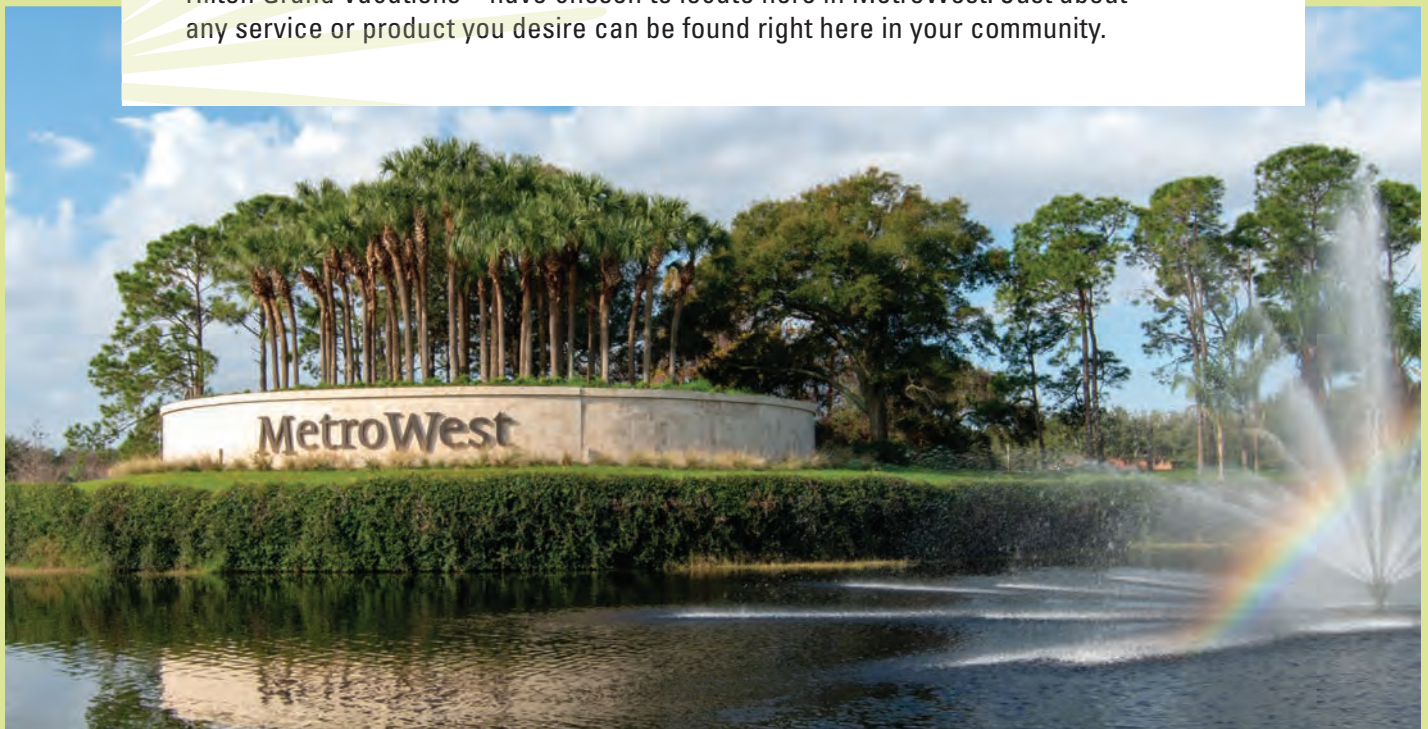
LIVE.

Our diverse community is complemented by a range of living options, from single-family homes of all sizes to apartment, townhome and condominium communities spread over the gently rolling landscape. MetroWest has a dwelling place to fit any living accommodation need.

Our top rated schools ensure your child receives the most solid educational foundation to launch his or her success in life. From elementary schools to Valencia College, the best community college in the United States, your child has access to exemplary academic facilities and faculties.

WORK.

Thriving businesses – from small, locally owned and operated businesses to international corporate headquarters like Universal Orlando and Hilton Grand Vacations – have chosen to locate here in MetroWest. Just about any service or product you desire can be found right here in your community.



MetroWest

PLAY.

Sports and recreation options abound in MetroWest. Located in the heart of MetroWest is the prestigious MetroWest Golf Club, voted the “*Best Golf Course in Orlando.*” The Robert Trent Jones Sr. signature design features spring-fed lakes, mature native trees, expansive rolling fairways with dramatic elevation changes and large greens surrounded by sculpted bunkers. The course provides a fair, yet demanding challenge for players at all skill levels.

MetroWest is a pedestrian and dog friendly community with lots of wide, scenic sidewalks and biking/walking/running trails so you can get outside and enjoy the Florida weather.



CONNECT.

There are many ways to get connected in MetroWest. Focusing on connecting neighbor-to-neighbor and business-to-business builds trust, strengthens community ownership and builds a solid foundation for sustained community growth.



Attend our free community events! Experience the magic of **MusicWORKS** at a sunset concert on the golf green. Bring the whole family to catch the spirit of the holiday season at **WinterFest**. Join your neighbors to make our neighborhoods safer, more caring places at our award-winning **National Night Out**. Come out and dine alfresco the fourth Thursday of the month at the **Food Truck Connection** at the **MetroWest Golf Club**.



With so much happening in our community, it is essential to have a communications network to keep everyone informed. Our website, www.MetroWestCommunity.com, provides a full range of timely news and updates about the community including events, business and community contacts and access to important documents for Members only. Stay current on local happenings through our award-winning **MetroWest Lifestyle** quarterly magazine in partnership with the Karst Media Group or connect through the MetroWest Facebook page.



Our Critical Intervention Service (CIS) Public Safety and Bike Officers serve as community liaisons building relationships to unify residents, businesses and others, promoting our public safety initiatives and reinforcing our community values.

Get involved – what better way to get to know your community and neighbors than to volunteer for a committee help out at one of the community events.

Our residents and business partners truly make MetroWest a special place to live, work, play and connect. We are glad you are here.

Welcome to the MetroWest Family!

MetroWest

MetroWest Master Association Mission Statement

The MetroWest Master Association maintains a harmonious sense of community for our diverse, cultural neighborhood of families, professionals, students and businesses. We strive to be the premiere community of Orlando through quality schooling, thriving businesses, visual aesthetics and community building activities.

Board of Directors

MWMA's dedication to meeting the community's needs is achieved through individual commitments of prominent local business leaders who volunteer their time to serve on its Board of Directors and multiple committees, ensuring MetroWest is a community with strong, active leadership.

Professionally Managed by FirstService Residential

As the leading residential property management company in North America with over 20,000 employees, we work hard to help your community thrive.



FirstService
RESIDENTIAL

Our dedication, responsiveness, and integrity are why thousands of communities across the U.S. and Canada choose FirstService Residential to manage their properties. FirstService Residential works with all types of properties. We have expertise in working with complex communities with large budgets and numerous amenities.

Contact Information

MetroWest Master Association

407-601-5995

mwma.mgr@cfl.rr.com

www.MetroWestCommunity.com

2121 S. Hiawassee Road, Suite 132

Orlando, FL 32835

Public Safety

407-473-2021

contact@metrowestpublicsafety.com

Jim Drayton
President

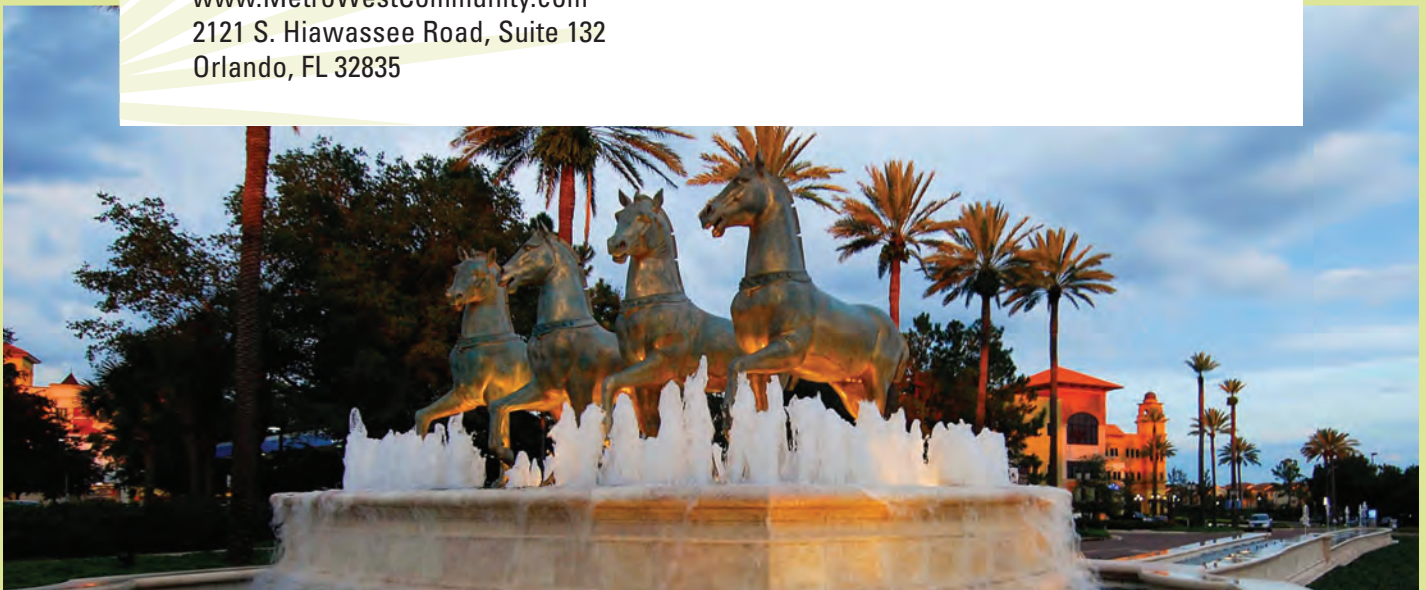
Stina D'Uva
Vice President

Madeleine Francois
Secretary

Lynn Walker Wright
Treasurer

Casinova O. Henderson
Director

Julie Sanchez
MetroWest Community Manager



MetroWest

Living In MetroWest



Premier Community of Orlando

Every day in every way, MetroWest offers the best of Central Florida living.

Affordable, Luxury Housing

Enjoy luxury housing at affordable prices.

Top-Rated Schools in District

All top-rated schools make MetroWest a smart choice in living.

Lush Landscaping - Orlando's City Beautiful Award

Our award-winning landscape is another symbol of community pride and quality.

Housing Choices for Every Life Stage

MetroWest offers a full range of quality housing options, from single-family homes to condos and apartments.

Statewide Award Winner for Safety and Security

Award-winning safety and security program strengthens and unifies our community.

Eco-Friendly - Environmental Excellence Award

The City of Orlando's Environmental Excellence Award reflects our commitment to high quality, eco-friendly living.

Connected Community

People, organizations and events make MetroWest a connected community.



MetroWest

Working In MetroWest

Booming with Business

A growing business community brings extra value, convenience and excitement to MetroWest.

Home to Corporate Businesses

MetroWest is home to several national and globally recognized businesses including Hilton Grand Vacations and Valencia College.

Central and Accessible

MetroWest is Central Florida's central location, close to downtown, the attractions and more!

Growing Every Day - New Retail Options

There's a lot in store for you at MetroWest. Retail businesses are thriving.



Valencia College – Nationally-Ranked Education

Ranked the best community college in the U.S., neighboring Valencia College makes quality higher education extra convenient.

Health and Medical Business Hub

MetroWest is a hub for health and medical businesses. From doctor's offices to medical supply business centers, MetroWest is a center for the health industry.

Retail and Commercial Operations

MetroWest is a great place to open a business. Retail, restaurants and more flourish here.



MetroWest

Playing In MetroWest



MetroWest Golf Club

Voted Orlando's best golf course. You have to play it to believe it!

Scenic Sidewalks for Biking with Family

Bike for health and fun on our scenic sidewalks. MetroWest is close to great parks too - like Turkey Lake!

Close to Theme Parks and I-Drive

MetroWest is next door to Orlando's world-famous theme parks and attractions area.

Abundance of Health and Fitness Options

Staying in shape is easy and fun with lots of convenient health and fitness options.

With So Much to Do, There's Never a Dull Moment at MetroWest

At MetroWest we take fun seriously. Neighborhood amenities like pools, grills, tennis and basketball courts are available in our many different communities.

Variety of Excellent Restaurants

MetroWest has restaurants for every taste, every budget and every occasion.



Diverse Assortment of Shopping Opportunities

MetroWest is a shopper's paradise. There is lots to find in our community and nearby major malls and outlets.



MetroWest

Connecting In MetroWest

MusicWORKS

Experience the magic of music at a sunset concert, followed by fireworks on the golf green – in your own backyard!



WinterFest

Your family can catch the spirit of the holiday season at WinterFest.



Annual Realtor Tour

A “must attend” event for smart Central Florida real estate agents. Get the inside story on the latest and greatest developments at Central Florida’s number one master planned community.

National Night Out

Join your neighbors as we make our neighborhoods safer, more caring places to live through our award-winning National Night Out.



Food Truck Connection

Join your neighbors the fourth Thursday evening at the Food Truck Connection at the MetroWest Golf Club.

MetroWest LifeStyle Magazine

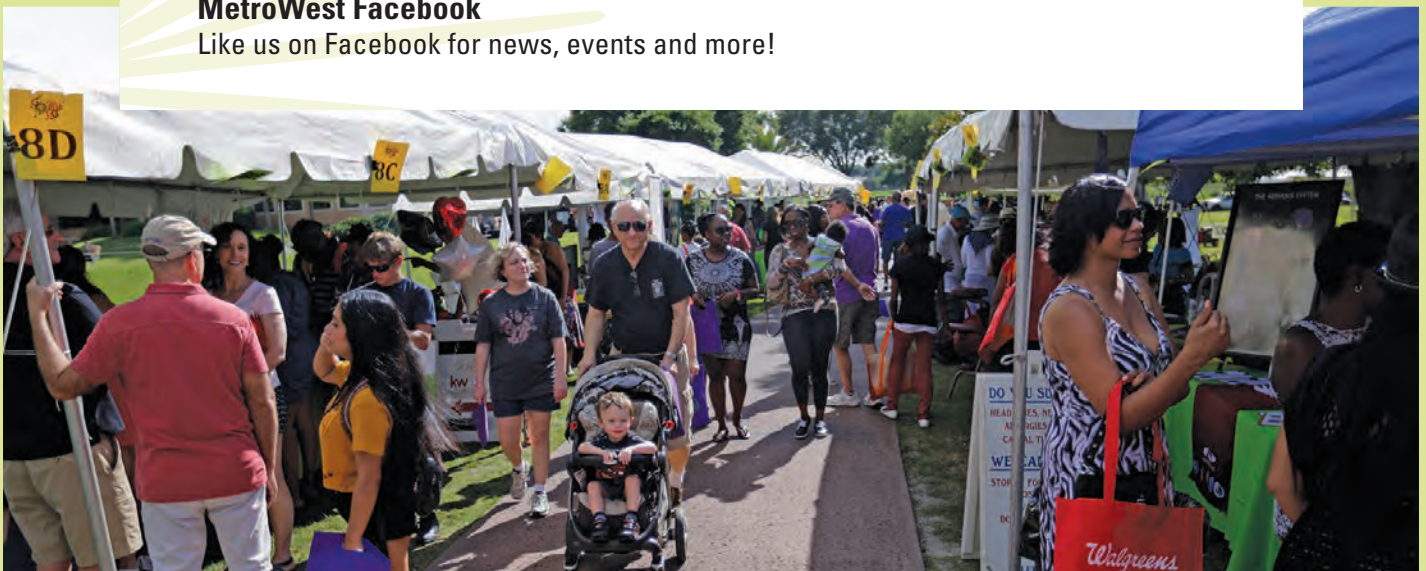
Local news, shopping, dining, entertainment – it’s all here for residents in the pages of the quarterly *MetroWest LifeStyle* magazine.

MetroWest Website

Our user-friendly website is your source for in-depth information about MetroWest - www.MetroWestCommunity.com

MetroWest Facebook

Like us on Facebook for news, events and more!



MetroWest

Get Connected in MetroWest!



Visit our website: MetroWestCommunity.com

Read the MetroWest *LifeStyle Magazine*

"Like" Us on Facebook

Sign up for E-Blasts on our website

Sign Up for our **EAS - Emergency Alert System**

Attend Events

MusicWORKS

WinterFest

Food Truck Connection

National Night Out

Join a Committee

Volunteer

Contact Us

Call: 407-601-5995

Email: mwma.admin@cfl.rr.com

2121 S. Hiawasse Rd., Suite 132 Orlando, FL 32835

LIVE. WORK. PLAY. CONNECT.





**EVERY 4TH
THURSDAY
5:30-9 PM**

Food • Fun • Music
At The MetroWest Golf Club
2100 S. Hiawasse Road

Organized By: **Food Truck *crazy***

www.metrowestcommunity.com

MetroWest

MetroWest's Zoned Elementary, Middle and High Schools are Top Rated Schools!



MetroWest Elementary School

Principal Dr. Xhuljeta Gjini, leads MetroWest Elementary School, "Where miracles are in the making." MetroWest Master Association supports the elementary school with an annual donation. *See Dual Campus map attached.*



Westpointe Elementary School

Principal Atresa F. Grubbs-Holmes, leads Westpointe Elementary School, that shares a campus with MetroWest Elementary School. Westpointe Elementary facilities are designed to serve 837 students and include new buildings, a playground and a playing field. *See Dual Campus map attached.*



Gotha Middle School

Principal Monica Emery leads Gotha Middle School. Gotha has been an "A" rated school for the past 11 years, as well as recognized as a Red Ribbon School, Five Star School and received the Golden School recognition for the last three years.



Chain of Lakes Middle School

Principal Cheron L. Anderson, leads Chain of Lakes Middle School. A Five Star school, Chain of Lakes also boasts an award-winning PTSA program.

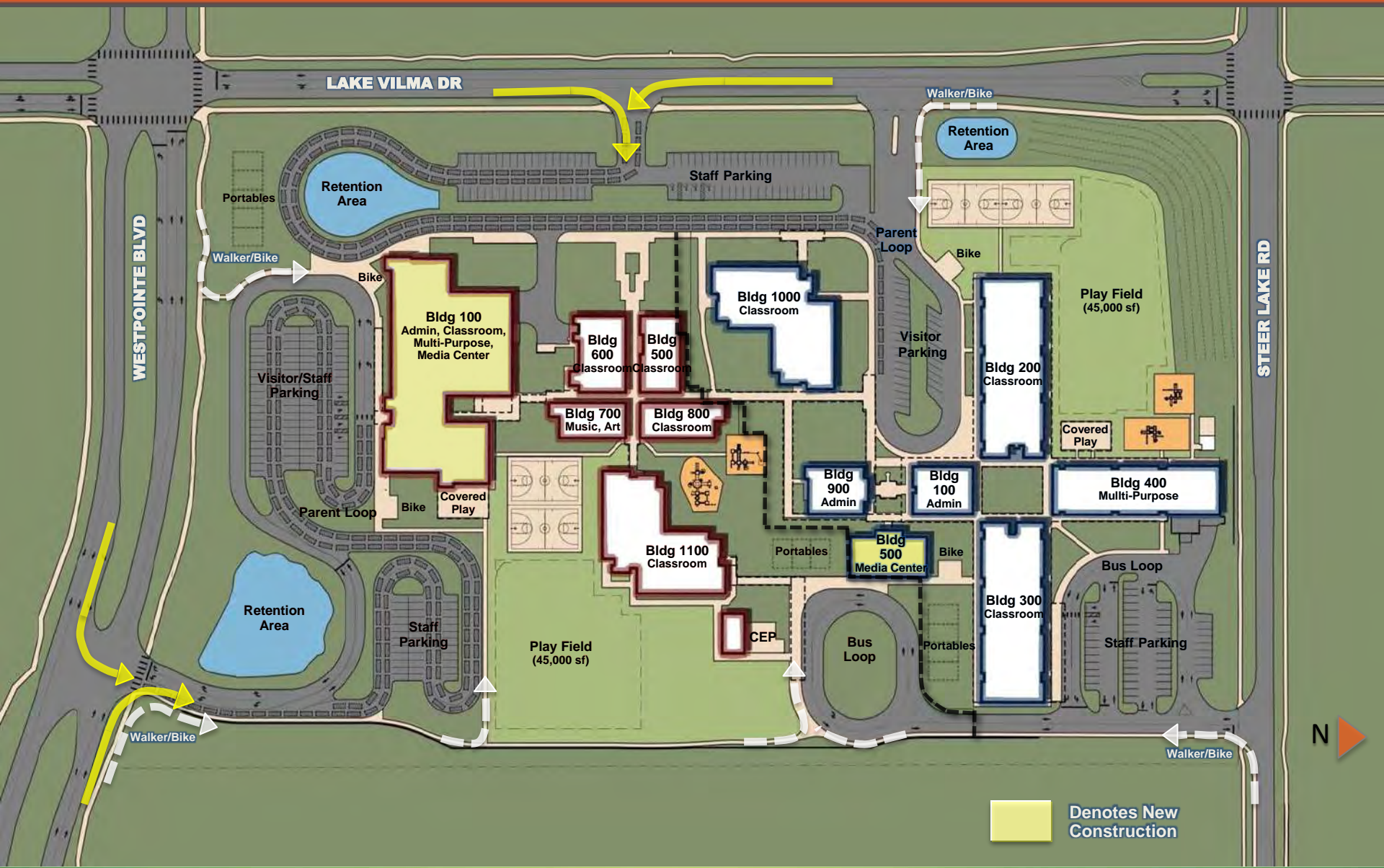


Olympia High School

Principal Christy Gorberg leads Olympia High School. Olympia is the only high school in Orange County to earn all "A"s for four years in a row. Additionally, over \$1.5 million in scholarships have been earned by seniors, and the outgoing class had six seniors accepted to Top 20 colleges and universities, three National Merit Scholars and one National Hispanic Scholar.



Orange County Public Schools



Master Site Plan



LIVE. WORK. PLAY. CONNECT.

- 1 – MetroWest Golf Club – Club House
- 2 – MetroWest Master Association Offices
- 3 – MetroWest Elementary School
- 4 – Westpointe Elementary School
- 5 – Publix at MetroWest Village
- 6 – Hilton Grand Vacations Offices

- 7 – Universal – Orlando Offices
- 8 – Valencia College – West Campus
- 9 – Orlando Fire Station #12
- 10 – Florida Hospital Memorial Plaza
- 11 – MetroWest Shoppes

MetroWest

A MASTER PLANNED COMMUNITY

2121 S. Hiawassee, #132, Orlando, FL 32835

**MASTER
DEVELOPMENT MAP**

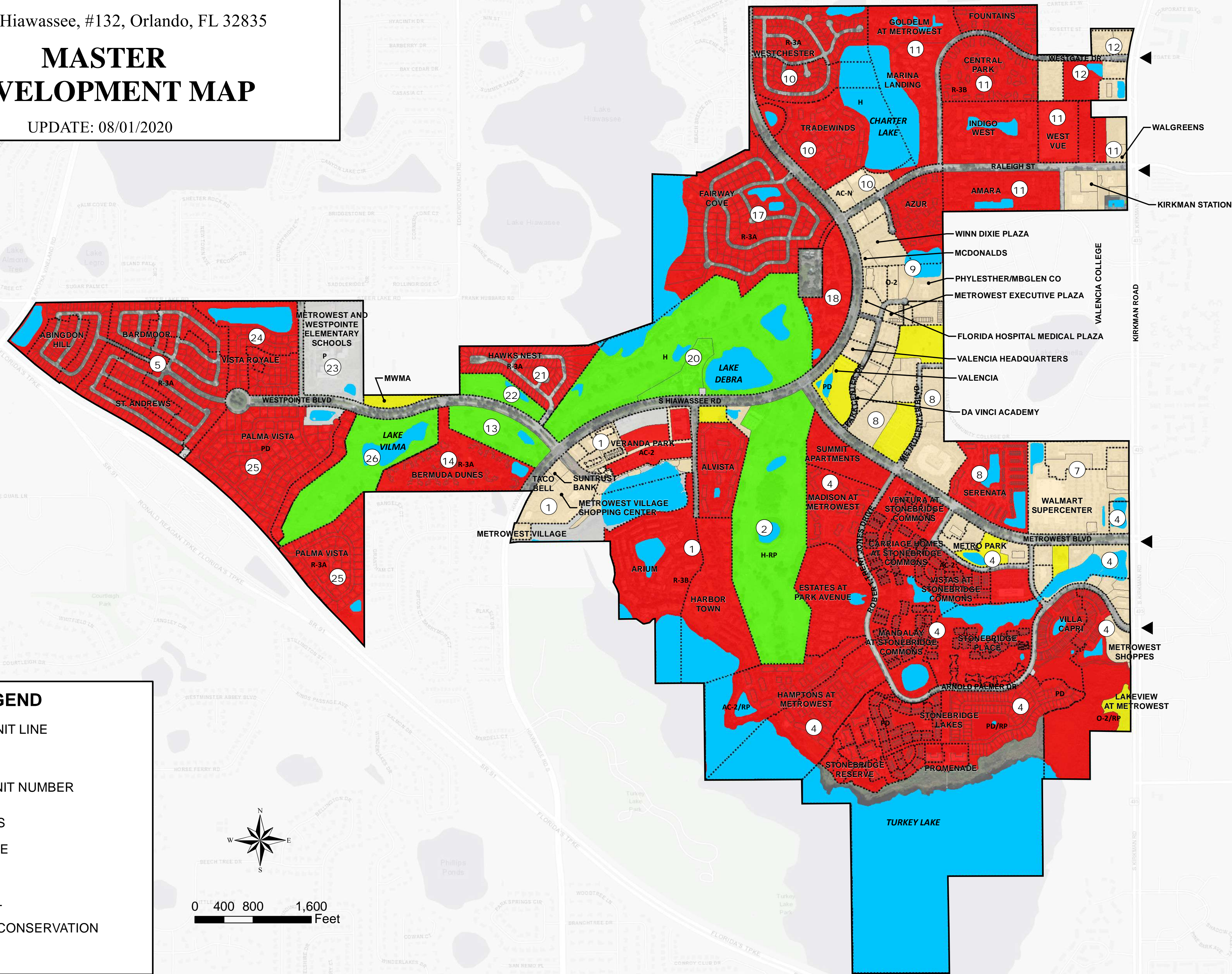
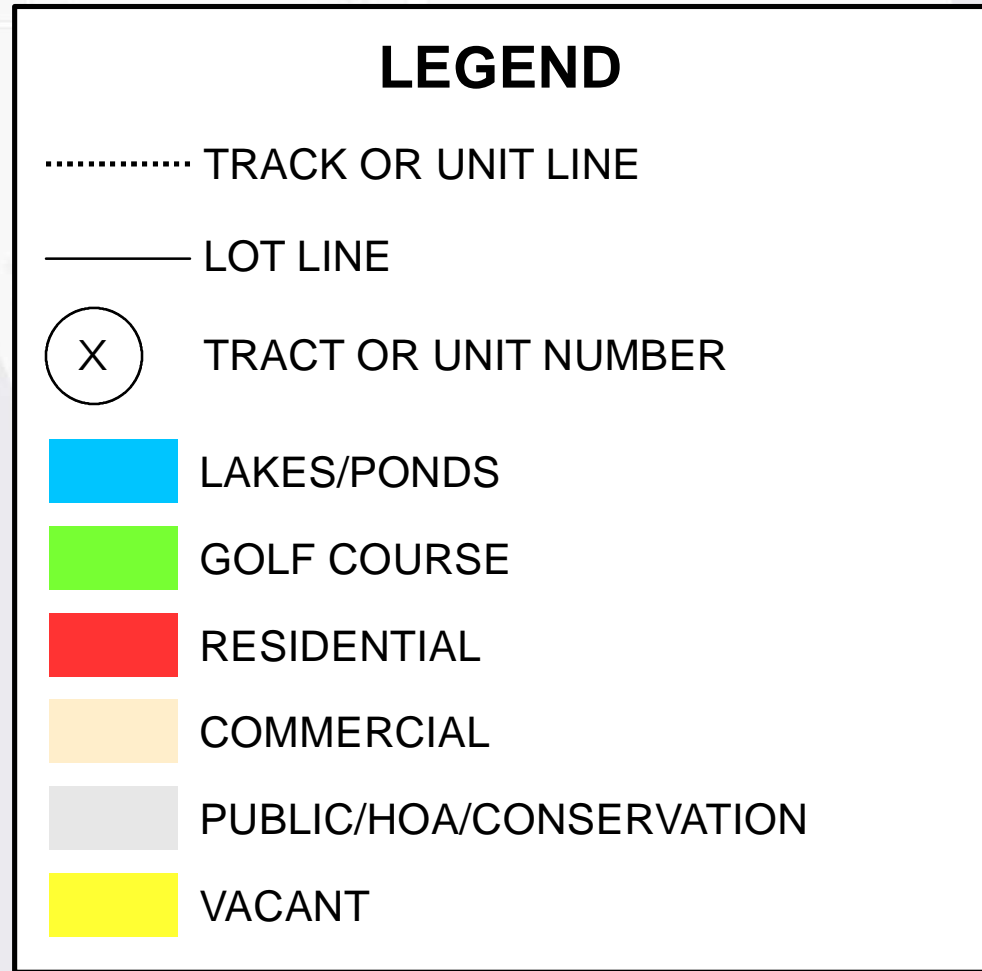
UPDATE: 08/01/2020

2121 S. Hiawassee, #132, Orlando, FL 32835

MASTER DEVELOPMENT MAP

UPDATE: 08/01/2020

THE ZONING INFORMATION DISPLAYED ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUBJECT TO CHANGE. THE CITY OF ORLANDO OFFICIAL ZONING MAPS ARE THE SOLE SOURCE OF ZONING INFORMATION FOR THE CITY OF ORLANDO.



POINT YOUR BUSINESS IN A GREAT DIRECTION

LIMITED SPACE AVAILABLE

for your business name
on directional signs
throughout MetroWest.

RESERVE SPACE TODAY!

- Promote your business to MetroWest's 25,000 residents
- Promote your business to up to 81,000 daily MetroWest vehicle commuters and operators
- Multiple locations to choose from



MetroWest

For more information, and to reserve space for
your business name, contact:

Julie Sanchez | MetroWest Master Association
407-601-5995 | mwma.admin@cfl.rr.com

2021 Community Report

MetroWest

Continuing to Overcome
Challenges and Strengthen
Community Connections





2021: Growing Together as a Community

THE CONTINUING CHALLENGES PRESENTED BY COVID-19

require strong community leadership.

Fortunately, MetroWest Master Association (MWMA) is led by an active and involved Board of Directors. In light



of the pandemic, the MWMA Board made the decision to suspend some 2021 community events and looks forward to resuming all signature events when conditions regarding COVID-19 have further improved.

Many Master Association initiatives moved forward in 2021. The Master Association continued its successful partnership with Central Florida Lifestyle Magazine to

produce MetroWest Lifestyle, a quarterly glossy magazine. Four editions of MetroWest Lifestyle Magazine were produced and made available either in print or digitally.

MetroWest Public Safety connected with businesses, residents and visitors to our community to help achieve the highest quality of life within MetroWest.

In addition, we continued to reach out to and engage with our community stakeholders, via our communications platforms including Constant Contact and Facebook.



As we recover from the challenges of the pandemic, we will continue to increase and support the connections between everyone who lives, works and plays in MetroWest to grow together as a community.

Local schools enhance our community

METROWEST IS PROUD OF OUR HIGH-PERFORMING NEIGHBORHOOD SCHOOLS; their upward momentum for academic success continued in 2021, even with the ongoing challenges presented by COVID-19.

The MetroWest Master Association supported MetroWest Elementary School and Westpointe Elementary School with a total donation of \$5,000 in 2021. These funds allow the schools to enhance and enrich the learning experience for teachers and students

Our top-rated neighborhood schools are:

- *MetroWest Elementary School*
- *Westpointe Elementary School*
- *Chain of Lakes Middle School*
- *Gotha Middle School*
- *Olympia High School*



MetroWest welcomed new businesses in 2021

WE WELCOMED MANY NEW BUSINESSES TO THE METROWEST COMMUNITY in 2021 including: Optum, Bravo Supermarket, Achille's Art Café, Rhythm Dance, Rios Bistro and Steakhouse, Salon Lofts, El Toque Latin Restaurant, Brausa Dental Smiles, Sanitas Medical Center, Metro by T-Mobile, PCG Artisanal Burgers, D' Pets Bath & Grooming, Hiawassee Wine & Liquor, MetroWest

Home Expo, Cell World, Brooks Rehabilitation, Low Fume, 4C Creamery, Gentleman Barbershop, and Brows & Co. by Paula Daniel.

Sales and occupancy statistics for both residential and commercial properties indicate very little available inventory in our community, a testament to the desirability of living and working in MetroWest.



PCG Artisanal Burgers



Achille's Art Café



4C Creamery



MetroWest benefits from public safety partnership

IN 2021, METROWEST MARKED THE EIGHTH



**Critical
Intervention Services**

YEAR of our community partnership with Critical Intervention Services (CIS), a Florida-based company that specializes in enhancing public safety. MetroWest Public Safety Officers (PSO) serve as community liaisons, building relationships with community members, businesses, the Orlando Police Department (OPD), and other law enforcement officials and entities.



Over the past year, MetroWest PSOs were involved in ongoing community/business

contacts within MetroWest, as the program continues unifying owners, businesses, managers and residents to promote the highest standards of public safety.

Also in 2021, MWMA and CIS began the process of moving our community's crime free initiatives in house through the International Crime Free Association. Roll out of this internal crime free program is anticipated in 2022.

We envision continued success in the coming year and appreciate the support of all our neighbors who strive to ensure the safety of MetroWest residents, businesses and visitors.



Special events began to return



WELL-EXECUTED AND WELL-ATTENDED COMMUNITY EVENTS are a tradition in MetroWest; however, in the COVID-19 era, some MetroWest special events had to be cancelled until such time as they can be staged safely, while others took a different form.

The monthly MetroWest Food Truck Connection resumed with COVID-19 prevention measures in place.

The public event aspect of the Fourth of July event MusicWORKS was not held in 2021. However, on July 4, MetroWest residents were able to enjoy a stunning fireworks display from their back yards and balconies, courtesy of the MetroWest Master Association.

To support Breast Cancer Awareness Month in October, MWMA placed four giant pink around the necks of the Quattro Cavalli horses at the entrance to Veranda Park. In addition, goodie bags were delivered to several medical offices within the MetroWest community during October.

PICK UP ONLY

METROWEST

FOOD TRUCK

CONNECTION

FOOD • FUN • MUSIC

We're Back!

EVERY 4TH THURSDAY

5:30-9 PM

At The MetroWest Golf Club, 2100 S. Hiawasse Road
www.metrowestcommunity.com
Social Distancing Guidelines Will Be Observed.





Our annual MetroWest Charity Challenge benefiting Edgewood Children's Ranch was again modified in format to keep participants safe during the pandemic, yet still raised nearly \$8,000, with Fairwinds Credit Union winning the Challenge.



MetroWest

COMMUNITY CHARITY CHALLENGE

Benefitting Edgewood Children's Ranch

Last Day December 10

Add Your Community, Business or Both as a Participant. Learn How at MetroWestCommunity.com Or Call 407-601-5995



SPONSORS










Connect with us!

Like us on Facebook (www.facebook.com/MetroWestMasterAssociation/) to ensure that you don't miss any MetroWest community news. Also, our website, www.metrowestcommunity.com, provides a wide range of timely news and updates about MetroWest, including events, business, community stories and more.

The background of the entire page is a vibrant, close-up photograph of various flowers. In the foreground, there are two prominent flowers: one is bright yellow with a dark brown center, and the other is pink with yellow variegated petals and a dark brown center. Other flowers in shades of pink, orange, and red are visible in the background, all set against lush green foliage.

MetroWest

Master Association

2121 S. Hiawassee Rd., Suite 132, Orlando, FL 32835

(407) 601-5995

www.metrowestcommunity.com

Live. Work. Play. Connect.

MetroWest

Rules and Regulations of MetroWest Master Association Inc.

Revised – December 10, 2021

PREAMBLE

Pursuant to 3.6 of the Amended and Restated Master Declaration of Protective Covenants and Restrictions for MetroWest (the “Declaration”), the METROWEST MASTER ASSOCIATION, INC. (the “MWMA”) has determined that it is in the best interest of the Owners to promulgate and enforce Rules and Regulations consistent with the Declaration as it may deem to be in the best interest of the OWNERS. Periodically, these Rules and Regulations may be revised, amended and supplemented as necessary in order to further implement and carry out the intent of the Declaration and related Governing Documents.

A copy of all Rules and Regulations established hereunder and any amendments thereto shall be made available to all OWNERS and Residents by the MWMA by posting on the MWMA website at metrowestcommunity.com. Failure of an OWNER or Resident to review the Rules and Regulations on the MWMA website or to otherwise obtain a copy of the Rules and Regulations shall not excuse such OWNER or Resident from the requirement to abide by the Rules and Regulations. Such Rules and Regulations may be enforced by legal or equitable action of the MASTER ASSOCIATION. Sanctions for violations of Rules and Regulations may include reasonable monetary fines and suspension of the right to vote and the right to use of the Common Area. Prior to any decision to suspend voting rights or the right to use of the Common Area, or to impose a monetary penalty, the BOARD of MWMA shall grant notice and hearing pursuant to the Bylaws.

RULES AND REGULATIONS

1. MEMBER COMMUNITY ASSOCIATIONS TO PROVIDE NOTICE OF MEETINGS.

- 1.1 All Member Community Associations as defined in the Declaration shall provide electronic notification to MWMA via its management email address of all meetings of its property/unit owners, board members and committees, including the date, time, location and agenda for such meeting.
- 1.2 The electronic notification shall occur immediately upon the setting of such meeting, in order to allow the MWMA adequate time to appoint a representative to attend the meeting at the MWMA's sole discretion.
- 1.3 As set forth in the Declaration, the MWMA shall have the absolute power to veto any action taken or contemplated to be taken, and shall have the absolute power to require specific action to be taken, by any Community Association.

2. MEMBER COMMUNITY ASSOCIATIONS TO PROVIDE BUDGET ANNUALLY AND OFFICIAL RECORDS UPON REQUEST.
 - 2.1 All Member Community Associations as defined in the Declaration shall provide to the MWMA electronic copies of their budget on an annual basis beginning January 1, 2015, and by January 1 of each year thereafter.
 - 2.2 All Member Community Associations as defined by the Declaration shall immediately produce for inspection by the MWMA upon request a copy of any Official Records maintained by that Community Association pursuant to Chapters 617, 718, 719 or 720, Florida Statutes.
3. LEASING STANDARDS AND CRIME FREE MULTI-HOUSING PROGRAM
 - 3.1 The MWMA seeks to promote the security of the Owners and Residents of property within MetroWest, since a safe and thriving community is a paramount goal. The implementation of standards for leasing property within MWMA is necessary in order to define the character of the community by lowering crime, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community.
 - 3.2 All Homeowners Associations, Condominium Associations and Rental Apartments within MWMA shall annually on January 1st of each year (including all renewals) provide all policies or standards required for leasing property. Such standards shall include, but are not limited to the following:
 - 3.2.1 Residences intended for single-family occupancy may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. All leases or occupancy agreements for residences (collectively, “lease agreements”) shall be in writing. No residence may be leased or occupied on a daily, nightly, weekly, monthly or any other basis other than for a term of not less than seven (7) months. All lease agreements shall require the residence to be used solely as a private single-family residence.
 - 3.2.2 MWMA has adopted the MetroWest Crime Free Multi-Housing program (“CFMH”) as of December 10, 2021. It shall be mandatory that all Homeowner’s Associations, Condominium Associations and Rental Apartments (“Multi-Housing Properties”) adopt and comply with the CFMH forthwith. All written lease agreements or renewals for all units within any Multi-Housing Properties shall include the **MetroWest Crime Free Lease Addendum**, attached hereto as Exhibit “A”. Copies of the CFMH and **MetroWest Crime Free Lease Addendum** can be obtained at the MWMA headquarters: 2121 South Hiawasse Road, Suite 135, Orlando, FL 32835, or downloaded and printed on the MWMA website at metrowestcommunity.com.
 - 3.2.3 On or before January 31, 2022, all Multi-Housing Properties shall have formally adopted the CFMH and shall have commenced enacting all provisions thereof, thereafter pursuing full enactment in a diligent and expeditious manner. All Multi-Housing Properties shall have fully enacted all provisions and be in full compliance with the CFMH on or before December 31, 2023. In addition, all

Multi-Housing Properties shall seek and obtain such certifications as required from time to time by the MWMA with regard to any and all related crime free housing standards adopted at any time by the MWMA.

- 3.2.4 A copy of all written lease agreements with attached and signed **Metro West Crime Free Lease Addendum** shall be provided to the Community Association office or management office for the applicable community where the property is located.
- 3.2.5 All Owners shall obtain from their tenant(s) copies of driver's licenses (or state issued ID, Federal I-94, I-20, green card or passport) for all occupants of property and provide same to their Community Association or management office for all residents or occupants of the property who are over the age of 18 years All Owners shall run an international criminal background check on any applicable tenant/renter applying from outside of the United States. Owners shall also provide to their Community Association or management office license plate numbers or vehicle registration for all vehicles used by such tenants/residents/occupants.
- 3.2.6 All tenants 18 years of age or older shall not be approved by an Owner without the Owner first obtaining a complete nationwide criminal background which searches for any felony convictions or any other convictions for any crimes against children or involving domestic violence. Nationwide criminal background checks shall be performed at a minimum annually (at renewal) and all tenants/occupants 18 years of age or older re-verified via annual application for proper screening **unless the community has received their Crime Free Certification**. If any such conviction is uncovered in the criminal background check for the crimes described in paragraph 5 of the attached **MetroWest Crime Free Lease Addendum** the tenant shall not be approved for residency. All criminal background checks shall be approved by the Community Association or an applicable management company. In addition to the above, the MWMA shall also have the right to approve any and all leases and any final decisions with regard to any such matters shall rest with the MWMA Board of Directors.
- 3.3 Owners, as well as their tenants are directly liable to the MWMA and their Community Association for violations by their tenant(s) of any code, rule or governing document of the community association or MWMA. The MWMA shall have, at all times, direct enforcement rights against the Owner, member, Resident or Tenant, jointly or severally, to enforce these Rules and Regulations and/or any other provision of the Governing Documents for MetroWest.
- 3.4 The MWMA public safety executive committee will determine the effectiveness of the existing leasing standards and will discuss additional safeguards or ideas to improve the safety of residents, preserve property values and lower crime. The MWMA reserves the right, in its sole discretion, to amend and revise these Rules and the leasing standards, as it deems appropriate to better protect and manage the community.
- 3.5 If a Community Association fails to implement and/or enforce these leasing standards or the **MetroWest Crime Free Lease Addendum**, the MWMA has the power to require such action take place and reserves all such enforcement rights as set forth in the these

Rules and/or Governing Documents to ensure compliance. The MWMA may assess the subject Member, Owner, Resident or Tenant for the cost of such enforcement as well as impose monetary fines and suspend voting rights as described above and in the Declaration.

3.6 Lease Approval and Enforcement by MWMA.

It is in the best interest of MetroWest for the MWMA to have the unconditional right to enforce all covenants, provisions and terms within the MetroWest Governing Documents for MetroWest, directly against all parties under any commercial lease, per the general provisions of Section 4.9.24 of the Declaration.

Therefore, in furtherance of all provisions set forth in this Rule and in the Governing Documents, all leases for any property in MetroWest, whether it be residential or commercial, include within them the following provision:

Lease Subject to Master Declaration and Association Rights. It is agreed and understood between the parties that the subject leased premises are located within the MetroWest community and are included within, and subject to, Amended and Restated Master Declaration of Protective Covenants and Restrictions for MetroWest, all Rules and Regulations governing MetroWest promulgated from time to time by MetroWest Master Association, Inc. ("MWMA") and all other restrictions, limitations and usages contained within any and all related documents of MWMA ("Governing Documents").

Therefore, the parties acknowledge and agree that the terms hereof are specifically subject to all provisions, limitations, restrictions and rights set forth within the Governing Documents, including, without limitation, all rights of MWMA stated therein (to include but not limited to proper applicable licensing/permits, noise ordinances, loitering, parking limitations (violation may result including towing at owner's expense when parking on private property without specific written consent of that property/parcel owner), criminal mischief or activity (including lewd and lascivious behavior), as well as CPTED lighting requirements). It is agreed and acknowledged that MWMA is a direct and intended third party beneficiary under this lease and therefore has the unconditional right to enforce all Rules, Regulations and other provisions of the Governing Documents directly against either party hereto, including, without limitation, the right to bring direct legal action against Tenant in the event of any violation by Tenant of any of the provisions of the Rules, Regulations or other Governing Documents for MetroWest.

MWMA, any committee duly constitute thereunder and/or the current Management is hereby authorized to establish procedures for the carrying out of this Rule and is further authorized and directed to take any and all action to enforce this Rule.

MetroWest

METROWEST CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or any other occupants or guests of such property shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802] and/or Chapter 893 of the Florida Statutes).
2. Resident, any member of the resident's household or any other occupants or guests of such property shall not engage in any act intended to facilitate criminal activity, including, but not limited to drug-related criminal activity, on or near the said premises.
3. Resident or members of the household or any other occupants or guests of such property shall not permit the dwelling unit to be used for, or to facilitate criminal activity, including but not limited to drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or any other occupants or guests of such property shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or any other occupants or guests of such property shall not engage in and/or facilitate any illegal or unlawful activity, including but not limited to:
 - Theft, as defined and prohibited in Florida Statutes 812.014.
 - Burglary, as defined and prohibited in Florida Statutes 810.011.
 - Violation of Injunction for Domestic Violence as described and prohibited in Florida Statutes 741.31.
 - Stalking, as defined and prohibited in Florida Statutes 784.048.
 - Criminal gang related activity as defined in Florida Statutes 874.03 and prohibited in Florida Statutes 874.05.
 - Battery, as defined and prohibited in Florida Statutes 784
 - Aggravated Assault as prohibited in Florida Statutes 784.01.
 - Unlawful discharge of a firearm in public as prohibited in Florida Statutes 790.15.
 - Public Nuisance as prohibited in Florida Statutes 823.10.
 - Lewd and Lascivious behavior as prohibited in Florida Statutes 800.
 - Trespass after Warning as prohibited in Florida Statutes 810.09.

- Sexual Crimes as prohibited in Florida Statutes 794.
- Criminal Mischief as prohibited in Florida Statutes 806.13.
- Any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of any persons.
- Any violations of any of the Rules and Regulations or other Governing Documents of MetroWest.

THE OCCURRENCE OF ANY OF THE ABOVE ACTS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE TENANCY. THE MWMA SHALL HAVE THE RIGHT TO TAKE DIRECT ACTION AGAINST THE SUBJECT OWNER, THE TENANT, OR BOTH TO ENFORCE ALL PROVISIONS OF THIS RULE, TO EVICT OR DISPOSSESS THE TENANT FOR VIOLATIONS OF THIS ADDENDUM, AS WELL AS ANY AND ALL OTHER RULES AND REGULATIONS OR GOVERNING DOCUMENTS FOR METROWEST. BY ENTERING INTO A LEASE, OR BY TAKING POSSESSION OF ANY PROPERTY IN METROWEST, ANY TENANT OR OTHER OCCUPANT OF ANY SUCH PROPERTY HEREBY ACCEPTS AND AGREES TO BE BOUND BY ALL OF THE TERMS OR PROVISIONS OF THESE RULES, THE CRIME FREE ADDENDUM AND THE GOVERNING DOCUMENTS FOR METROWEST.

6. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
7. Should any provision of the addendum be invalidated or determined to be invalid in a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature _____ Date: _____

Resident Signature _____ Date: _____

Owner's Signature _____ Date: _____

Property: _____

4. RIGHT OF ACCESS TO BE GRANTED FOR PUBLIC SAFETY INITIATIVE.

- 4.1 The MWMA seeks to promote the security of the Owners and Residents of Property Units within MetroWest, as a safe and thriving community is a paramount goal. The MWMA has the power to provide for or contract for private security, fire safety or other outside services, as its Board deems necessary or appropriate.
- 4.2 As such, the MWMA has an easement for access to enter upon property to provide for the service of security, including rights of ingress, egress and access for persons and equipment as necessary for such purposes.
- 4.3 As part of promoting the safety and security of the Owners and Residents of Property Units within MetroWest, the Board is implementing a Public Safety Initiative.
- 4.4 This Public Safety Initiative may require the entry upon private property. Therefore, the MWMA reaffirms its right to enter such property, and requires the cooperation of the Owner/Resident of the property.
- 4.5 All Community Associations within MetroWest that restrict access to the public by gate or guard must immediately provide gate code or other information necessary for MWMA or its agents to have immediate access to enter the community.

5. REQUEST PROCESS FOR INSPECTION AND COPYING OF MWMA'S RECORDS.

- 5.1 All record requests must specifically identify the Official Records (as defined by Subsection 720.303(4), Florida Statutes) which are to be inspected and/or copied.
- 5.2 MWMA will use its best efforts to meet all reasonable requests for access to the Official Records within 10 business days of any written request submitted to the MWMA Board or other designee.
- 5.3 Compliance with a record request may occur simply by having certain records available on MWMA's website via the internet at www.metrowestcommunity.com.
- 5.4 Other records not available on MWMA's website shall be inspected and/or copied only during regular office hours, and no more frequently than one 8-hour business day per month per parcel owner.
- 5.5 Such inspections will occur only at the MWMA's Management office location.
- 5.6 If a photocopy machine is available at the Management office, MWMA will provide copies on request during the inspection if the entire request is limited to no more than 25 pages at 25 cents per page. If a photocopy machine is not available or the records requested to be copied exceed 25 pages in length, the MWMA may have copies made by an outside duplicating service and may charge the actual cost of copying.

- 5.7 Additionally, MWMA may impose fees of \$20 per hour to cover the costs of providing copies of the Official Records, including the costs of copying and the costs required for personnel to retrieve and copy the records, if the time spent retrieving and copying the records exceeds one-half hour and if the request is more than 25 pages.
- 5.8 MWMA will allow a member, or his or her authorized representative, to use a portable device, including a smartphone, tablet, portable scanner, or any other technology capable of scanning or taking photographs, to make an electronic copy of Official Records in lieu of providing a copy of such records.
- 5.9 Pursuant to Subsections 720.303(5)(c)(1)-(7), Florida Statutes certain records are not accessible to members or parcel owners and will not be produced for inspection or copying. These records include, but are not limited to, any records protected by the lawyer-client privilege and the work-product privilege; personnel records; medical records; social security numbers and certain other personal identifying information.

6. FINES AND SUSPENSIONS

- 6.1 The MWMA may levy fines, and impose suspension of membership rights (if applicable to a Member), against any person, parcel owner, Community Association or Member who violates any provision of the Governing Documents of the MWMA. Fines or suspension may be levied or imposed through the issuance of a Notice of Violation to the violating party, and in such event the violation party shall be entitled to a single hearing in front of the Fining Committee, which shall be held no earlier than 14 days following the issuance of the Notice of Violation.
- 6.2 The MWMA may, in its sole discretion and without duty to do so, provide courtesy notices for certain violations in advance of the issuance of a Notice of Violation. The providing of such a courtesy notice shall not amount, at that time, or in the future, to any waiver or limitation of the right of the MWMA to impose fines or suspend membership privileges for any violation.
- 6.3 The issuance and providing of a Notice of Violation and the waiting period of 14 days prior to a hearing on the violation shall not act or be construed as a cure period, and the MWMA may proceed with the levying of a fine, or imposition of suspension against the violating party, in its sole discretion, regardless of whether the violation is cured or abated during said 14 day period.
- 6.4 The MWMA shall have the right to levy the maximum fine, both daily and in total, as provided under Chapter 720, Florida Statutes, as amended from time to time.

IN WITNESS WHEREOF, this instrument has been executed as of the date and year first above written.

Witnesses:

Brandon Limbach
Printed Name: Brandon Limbach

Aimee Botens
Printed Name: Aimee Botens

METROWEST MASTER
ASSOCIATION, INC.,
a Florida not-for-profit
corporation

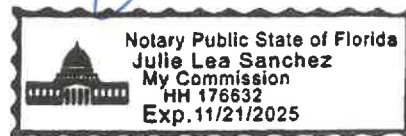
By: [Signature]
Printed Name: Jim Drayton
Title: MWMA President

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 9th day of Dec, 2021 by Jim Drayton, as MWMA President of the METROWEST MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or produced — as identification.

[Notary Seal]

[Signature]
Notary Public



MetroWest

AFFIDAVIT OF CONTINUOUS RESIDENCY

- **NOT NEEDED IF COMMUNITY IS CRIME FREE CERTIFIED**
- **USE ONLY FOR INTERNATIONAL RESIDENTS**
- **USE ONLY IF INTERNATIONAL RESIDENT DID NOT TRAVEL OUTSIDE OF THE UNITED STATES DURING EXISTING TERM OF LEASE**
- **ONCE SIGNED, NATIONAL BACKGROUND CHECK IS NEEDED UPON RENEWAL**

The undersigned individual (“Tenant”) is a resident at _____ (the “Leased Premises”) under a lease (the “Lease”) dated _____, and desires to renew the Lease. As a condition to renewal of the Lease, Tenant does hereby certify, swear and affirm, to the Landlord as well as to the MetroWest Master Association, that he or she has continuously resided at the Leased Premises, as his or her primary residence, for the entire term of the Lease *and has not travelled outside of the United States during the existing term of lease.*

I hereby certify, swear and affirm that the foregoing is true and correct.

Tenant (Printed)

Tenant Signature

Tenant (Printed)

Tenant Signature

Community Authorized Staff Member

Date: _____

BENEFITS:

- *Desirable community – Increase interest
- *Great selling point
- *Higher retention
- *Home value increased
- *Less vacancy
- *Positive perception
- *Crime Free Community
- *Less Time Handling Complaints
- *A place to LIVE. WORK. PLAY. CONNECT.
- *Notification/Alerts of Criminal Activity
- *Special Signs & Certificates
- *OPD Support/Quicker Enforcement
- *Recognition Master Plan Community Certification



A Connected Community is a
Protected Community.

MetroWest

Get connected with the MetroWest Public Safety Program!

JOIN A WINNING TEAM WITH A HISTORY OF SUCCESS.

The MetroWest Public Safety Program is a cornerstone of our efforts to make MetroWest a great place to Live, Work, Play and Connect! We created the program after conducting an 18-month study that revealed the tremendous importance of community stakeholders—law enforcement, local security, property managers, local businesses and residents—working together for public safety.



Partnering with Critical Intervention Services (CIS), a Florida-based company that specializes in enhancing public safety through strengthening community organization and connectedness, we designed a program tailored to our community's unique needs.

The program is based on the unique methodology of Community and Character Based Protection Initiative (CCBPI), which focuses on establishing trust, building

relationships and connections among community members. Connecting the community members has strengthened the social capital of MetroWest. That strong social capital investment allows for our



community members to know, care and watch out for each other, at the same time sending a message to the criminal element that they will not be successful here.

The MetroWest Public Safety Program is working and getting results. We invite you to join us to help make a very positive and important difference in the quality of our community.

SOCIAL CAPITAL: AN INVESTMENT THAT PAYS

The principle idea behind social capital is to bring people together through an investment of time and talent to promote public safety. Here the investment is not money but people: people like you, your neighbors and many other area residents who value the peace and security of living in a quality community.

SUCCESS STORIES: WHEN A COMMUNITY CONNECTS, AMAZING THINGS HAPPEN.

The MetroWest Public Safety Program features a wide variety of safety strategies that are organized to provide comprehensive, effective assistance in public safety issues.

Among the many strategies we successfully employ are:

- **Crime free leasing standards**—Communities that have instituted crime-free measures and realized a reduction of up to 75% in the crime rate within their community, receive a crime-free certification. Our goal is to achieve this certification for MetroWest.

- **Crime free multi-housing**—Crime Free Housing is a national state of the art crime prevention program designed to reduce crime, in apartments, condominiums and other rental properties. MetroWest has implemented this national Crime Free Program for our communities, with 8 currently certified as crime free and more to follow in the near future.



- **New resident contacts**—New residents moving into MetroWest are greeted and welcomed to the community by CIS officers and/or the Community Action Safety Team. We encourage new residents to be part of our efforts to connect and strengthen MetroWest through safety measures.
- **Meet the bus**—Provides the opportunity for Community Public Safety Officers to build relationships with MetroWest youth through positive interactions at school bus stops throughout MetroWest.
- **Victim re-contacts**—This program helps build trust with residents who have experienced crime in our community. It also provides an important data base on community crime and other information relevant to our public safety efforts.
- **Emergency Alert System (EAS)**—Our alert system notifies community members and businesses of significant events affecting MetroWest including

inclement weather, traffic, imminent criminal threat, natural disasters and more.

- **Orlando Police Department “Stop-n-Talks”**—Off duty Orlando Police Department (OPD) officers are assigned to traffic enforcement along main thoroughfares and near targeted hot spots. In addition to being

a deterrent to crime, this strategy is a great way to connect with the community and build relationships with law abiding residents.

- **One Way and Two Way Communications**—We have created multiple communication channels to disseminate information among MetroWest stakeholders,

making it easy to stay informed on community safety developments.

- **Business networking**—Connecting with MetroWest businesses is a key public safety strategy. We engage local businesses to work with us in making MetroWest a safe place to shop and do business, as well as live and play.
- **Community Alliance Meetings**—The purpose of these meetings is to gather community managers, business owners and MWMA board members to share information and monitor the progress of our public safety strategies.
- **Bike Program**—Public Safety Officers on bikes cruise the community, creating endless opportunities for relationship building with residents and businesses.

With proven effective programs such as these—and the participation of civic-minded residents like you—we will continue to work with law enforcement and other community stakeholders to let lawbreakers know that crime is not tolerated and does not pay in MetroWest.



JOIN THE COMMUNITY ORGANIZATION THAT WORKS FOR YOUR SAFETY.

To continue building on our successes, we need our residents, businesses and community partners to join in the Public Safety efforts. Partner with committed residents, businesses, MetroWest Public Safety and the Orlando Police Department as we work to maintain and protect the quality of life for our community.

GET INVOLVED

When it comes to public safety, there truly is safety in numbers! The more people who participate in the MetroWest Public Safety Program, the more protected our community will be.

- **Connect!** Follow and like the Metrowest Facebook page, www.facebook.com/MetroWestMasterAssociation, to find out about the latest happenings.



- **Learn!** Visit www.MetroWestCommunity.com for a more detailed explanation of the MWMA/CIS Public Safety Program and CIS' CCBPI methodology.
- **Volunteer!** Become a member of the Community Action Safety Team (CAST) and be a special part of our public safety strategy.

SIMPLE TIPS FOR A SAFER COMMUNITY

- **Report!** Your eyes and ears are value added to our public safety strategy. "See something, Say something."
- **Engage!** Get to know your neighbors. If you look out for them, they are more likely to look out for you.
- **Be mindful!** Unlocked homes and cars and open garages are an invitation for opportunistic criminals. Bicycles and valuable items left in yards can quickly disappear.
- **Think first!** Do NOT confront or follow suspicious persons or individuals engaging in criminal activity. Call 911 or report the matter to the Orlando Police Department.



METROWEST PUBLIC SAFETY

*The "PUBLIC" itself is a key component of public safety! Contact us at **(407) 473-2120** and tell us what you've seen or know.*



REWARD TIPS-LINE

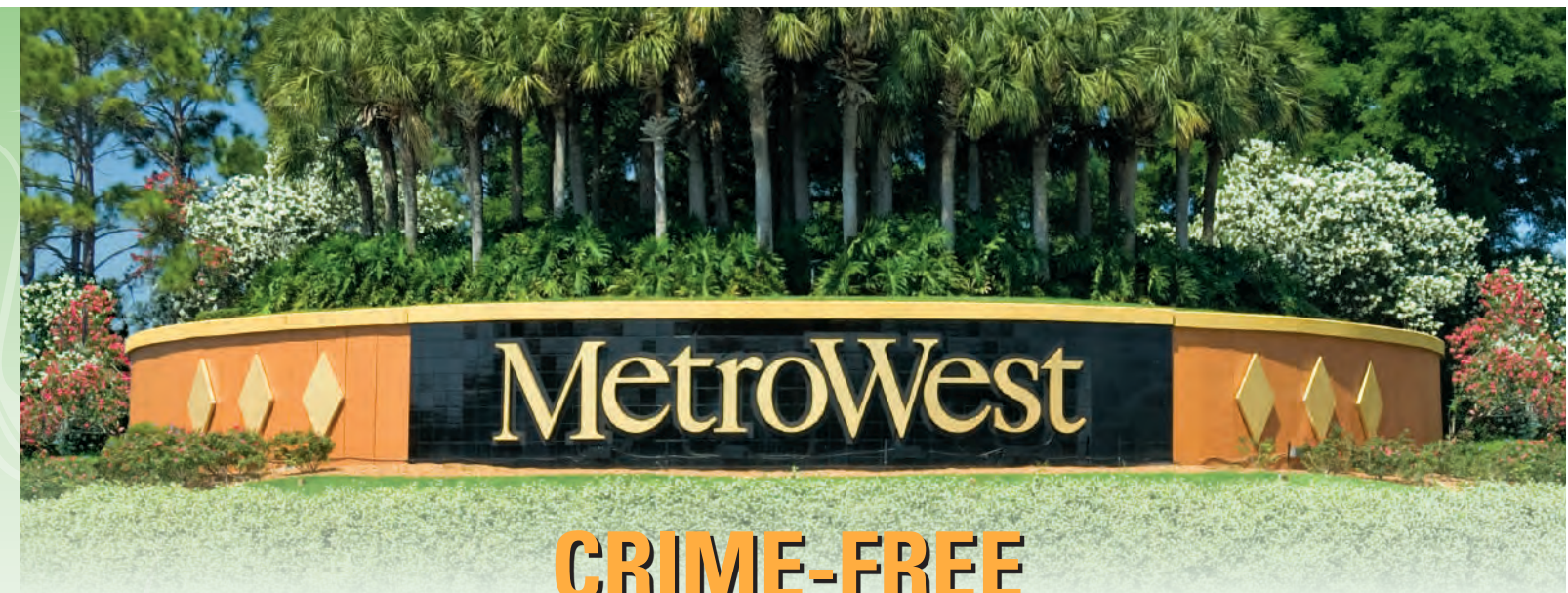
*If you wish to remain anonymous please contact us at **(407) 217-TIPS** or **(407) 217-8477**.*

USEFUL RESOURCES

Emergencies	911
(Orlando Police Department)	
OPD Non-Emergency	321-235-5300
Orange County Sheriff's Office	407-836-4357
Reward TIPS-Line	800-423-8477 (800-423-TIPS)
MWMA Office	407-601-5995
Animal Control	407-836-3111
Poison Control	800-222-1222
Domestic Violence Program	407-886-2856
Child Abuse Hotline	800-962-2873



MetroWestCommunity.com
407-601-5995



CRIME-FREE LEASING STANDARDS

Dear Member:

As part of our ongoing public safety initiative to make MetroWest the best community it can be, the MetroWest Master Association Board of Directors has voted to establish a crime-free leasing standard to be implemented for all leased property within MetroWest.

Establishing standards for leasing property is necessary to define the character of the community by maintaining low crime rates, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community. The goal is for MetroWest to achieve crime-free community certification. Communities that have instituted crime-free certification measures have realized a reduction of up to 75% in the crime rate within their community.

This initiative is a prevention mechanism and we need your assistance to ensure that all rental property is handled consistently throughout MetroWest. While it may mean a little more work on the front end, the benefits will far outweigh the extra efforts. We are asking that owners assist in the screening process of renters by running a national background check through the past 7 years, verifying their IDs and recording their license plate numbers.

Please review the attached, adopted Leasing Standards that ***all*** rentals will need to comply with. Also attached is a sample Leasing Standard Packet and list of upcoming Crime Free certification classes that will help further educate and promote complete compliance of this new policy.

Working together to ensure the safety of all owners and residents within MetroWest remains our paramount goal. Thank you for playing a vital role in making our community a safe and thriving place to live, work, play and connect.

Sincerely,

Board of Directors
MetroWest Master Association

Why Leasing Standards?

Establishing standards for leasing property within MetroWest is necessary in order to define the character of the community by maintaining low crime rates, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community. The goal is for MetroWest to achieve crime-free community certification. Communities that have instituted crime-free certification measures have realized a reduction of up to 75% in the crime rate within their community.

Benefits of Crime-Free Certification include:

- Desirable community – increase interest
- Great selling point
- Higher retention
- Home values increase
- Decreased vacancy
- Positive perception
- Increased rental values
- A more cohesive community
- Crime-Free Community

Steps to Implement Process and Ensure Compliance:

- MWMA distributed Leasing Standard Packet to Associations/Apartment Members
- Community Managers should distribute Leasing Standard Packet to their Members and/or Brokers, Realtors, Property Management
- Compliance measures need to be created or added to your existing application process.
- Communicate the changes to your community.
- Background check resources are available.
- Approval can be linked to specific community association where account is registered.
- Possible extra revenue by charging an application fee.
- Each homeowner should be held accountable for adherence to the new policy.

APPLICABLE TO ALL (Apartments, HOAs, COAs)

Annually on January 1 of each year, provide all policies or standards required for leasing property (should include list of all units with Crime-Free Lease Addendums):

- Community Managers should keep a copy of all written lease agreements with the Crime-free Lease addendum Electronic (pdf) and send an overall resident roster showing compliant residents/renters to the MetroWest Master Association. A sample form may be found at www.metrowestcommunity.com/mwma-documents under “Leasing Standards”.

- Copies of Driver’s License (or state issued ID or federal I-94) for ALL applicants, residents or occupants over 18.
- License plate numbers for ALL vehicles by such applicants, residents, occupants.
- Nationwide felony criminal background check going back at least 7 years per Crime-Free Lease Addendum.

Frequently Asked Questions

Q: Where can I find information regarding the MWMA Leasing Standards?

A: On the MetroWest Website under the Resource then Document tab. www.metrowestcommunity.com.

Q: Why do we need to participate?

A: To continue to promote a safe and connected community. Establishing standards for leasing property within MetroWest is necessary in order to define the character of the community by maintaining low crime rates, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community. Communities that have instituted crime-free certification measures have realized a reduction of up to 75% in the crime rate within their community.

Q: Do we need to retain personal identification of lessees?

A: No. Per R&R 3.2.3. All Owners shall obtain from their tenant(s) copies of required ID for all occupants/residents who are over the age of 18 years for verification purposes only.

Q: Do we need to use the MWMA Crime-Free Lease Addendum if we have our own?

A: As long as the Community’s Crime-Free Addendum meets or exceeds the same standards as the MWMA Lease Addendum.

Q: Do I need to have my family member complete the leasing standards if they are going to rent out my home?

A: Yes, all standards apply to any rental.

Q: Is there a standard application that is being used under the MWMA Leasing Standards?

A: No. Each community, owner, or property management standardizes his/her own rental application.

Q: Who pays for the application to be processed?

A: The owner could collect any application fees from the Renter.

Q: Will the MWMA require any and all documents to be forwarded to them?

A: No. R&R 3.2. All HOA, COA, and Apts within MWMA shall annually on January 1st of each year provide a roster of renters that confirm the Leasing Standards are being implemented.

Q: Where do I get an application to apply for a rental?

A: Contact your community or property manager.

Q: What is the MWMA Crime Free Leasing Standards requiring of its Members?

A: Seven (7) years felony criminal background check, license plate numbers or vehicle registration for all vehicles, Crime-Free Lease Addendum.

Q: How is the background check performed?

A: A qualified agency needs to perform the background check. R&R 3.2.4. All tenants 18 years of age or older shall not be approved by an owner without first obtaining a nationwide felony criminal background check going back at least 7 years, which searches at a minimum, crimes described in paragraph 5 of the MWMA Crime-Free Lease Addendum. The Tenant Screening Resource List is accessible online at www.metrowestcommunity.com. Establishing standards for leasing property within MetroWest is necessary in order to define the character of the community by maintaining low crime rates, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community. The goal is for MetroWest to achieve crime-free community certification. Communities that have instituted crime-free certification measures have realized a reduction of up to 75% in the crime rate within their community.

Sample Communications to Members:

As partners of the MetroWest Master Association and the ongoing public safety initiative to make MetroWest the best community it can be, we will comply with the establishment of a crime-free leasing standard to be implemented for all leased property within MetroWest.

Establishing standards for leasing property within MetroWest is necessary in order to define the character of the community by maintaining low crime rates, assuring the safety of residents, preserving property values and generally maintaining the intended quality, character and image of the community. The goal is for MetroWest to achieve crime-free community certification. Communities that have instituted crime-free certification measures have realized a reduction of up to 75% in the crime rate within their community.

Please review the attached, adopted Leasing Standards that all rentals will need to comply with by 2017. Also attached is a sample Leasing Standard Packet and upcoming Crime-Free certification classes will help further educate and promote complete compliance of this new policy.

This initiative is a prevention mechanism, and we need your assistance to make sure that rental property is handled consistently throughout MetroWest. While it may mean a little more work on the front end, the benefits will far outweigh the extra efforts. We are asking that owners assist in the screening process of renters by running a minimal background check through the past 7 years, verifying their IDs and recording their license plate numbers. Also report all new renters to your community association or property management office.

Please contact management at 407-601-5995 with any questions. Working together to ensure the safety of all owners and residents within MetroWest remains our paramount goal.

For resources, please reference the MetroWest Website at: www.metrowestcommunity.com under Resources tab at the right upper top of page, Documents, and Leasing Standards.

Three Additional MetroWest Communities Celebrate Achieving

Crime Free Certification

Three more MetroWest communities have achieved Crime Free Certification and were celebrated at an event hosted by the MetroWest Master Association at MetroWest Golf Club on April 24.



"Crime Free Certification is a notable accomplishment that requires great dedication on the part of the owners and management team at each of these communities," said Julie Sanchez, MetroWest Master Association General Manager.

"They all should be very proud of this achievement."

The MetroWest communities that have received Crime Free Certification are:

- Goldelm at MetroWest
- Indigo West
- Vista Verde

MetroWest now boasts 11 Crime Free Certified communities. Eight other MetroWest communities received Crime Free Certification in 2018. They are:

- Alvista MetroWest
- Amara at MetroWest
- Central Park A MetroWest Condominium Association
- Horizons at Stonebridge Place
- The Residences at Veranda Park
- Stonebridge Reserves
- The Summit
- Vistas at Stonebridge Place

Attaining Crime Free Certification is a three-phase process, requiring an eight-hour certification class, inspections by both the Orlando Police Department and Orlando Utilities Commission, and fulfilling Crime Prevention Through Environmental Design (CPTED) requirements. Several other MetroWest communities also are working toward Crime Free Certification.



*Please join us in congratulating
Goldelm at MetroWest, Indigo West
and Vista Verde!*

MetroWest

PUBLIC SAFETY RESOURCES

MetroWest Master Association Office:	407-601-5995	mwma.admin@cfl.rr.com
MetroWest Public Safety	407-473-2021	contact@metrowestpublicsafety.com
Animal Control (Orange County)	407-836-3111	www.orangecountyanimalservicesfl.net
Child Abuse Hotline	800-962-2873	http://www.myflfamilies.com/service-programs/abuse-hotline
Crime Free Database (<i>Username and Password provided once Crime Free Certified</i>)		http://www.crime-free-association.org/
Crimeline - Report Crimes & Check Warrants	800-423-TIPS (8477)	www.crimeline.org
Crimeline - Warrants	800-423-TIPS (8477)	www.cfcrimelinewarrants.com
Domestic Violence Program	407-886-2856	https://www.domesticshelters.org/help/fl/orlando
Evictions		www.evict.com
Florida Department of Law Enforcement (<i>Criminal History/Public Records</i>)	850-410-7000	http://www.fdle.state.fl.us
Florida Fish & Wildlife	888-404-FWCC (3922)	http://myfwc.com
HD Supply - Items for Crime Free Certification	800-431-3000	http://www.hdsupply.com
MetroWest Reward TIPS Line	407-217 TIPS (8477)	http://metrowestcommunity.com/public-safety
National Crime Prevention Council		http://www.ncpc.org
Orange County Corrections (<i>Inmate Search</i>)		https://apps.ocfl.net/bailbond/default.asp
Orange County Criminal Records		https://myclerk.myorangeclerk.com
Orange County Sheriff	407-836-4357	https://www.ocso.com/
Orlando Police Department Non-Emergency	321-235-5300	http://www.cityoforlando.net/police
Poison Control	800-222-1222	http://floridapoisoncontrol.org/
EAS Emergency Alert System (<i>Sign-up via email</i>)		Resources.metrowestpublicsafety.com
Welcome Packets to New Residents/New Businesses		newresident@metrowestpublicsafety.com

2020 | *media kit*



MetroWest

LIFESTYLE™

CENTRAL FLORIDA
LIFESTYLE™
MAGAZINE

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941 W. Morse Blvd. #100 | Winter Park, FL 32789 | 407-810-0839 | CentralFloridaLifestyle.com

Specifications

MAGAZINE, ADVERTISING & WEB

MAGAZINE SPECS

PRINTING COMMERCIAL WEB
OFFSET
COVER STOCK 100# GLOSSY COVER
INSIDE STOCK 60# GLOSSY TEXT
BLEED SIZE 8.5" X 11.375"
TRIM SIZE 8" X 10.875"

PRINT ADVERTISING SPECS

BACK COVER BLEED 8.5" X 9.75"
FULL PAGE TRIM 8" X 10.875"
FULL PAGE BLEED 8.5" X 11.375"
HALF PAGE HORIZONTAL .. 7.5" X 5.05"
HALF PAGE VERTICAL 3.6875 X 10.2
QUARTER PAGE 3.6875 X 5.05

PRE-BUILT/CAMERA-READY ADS

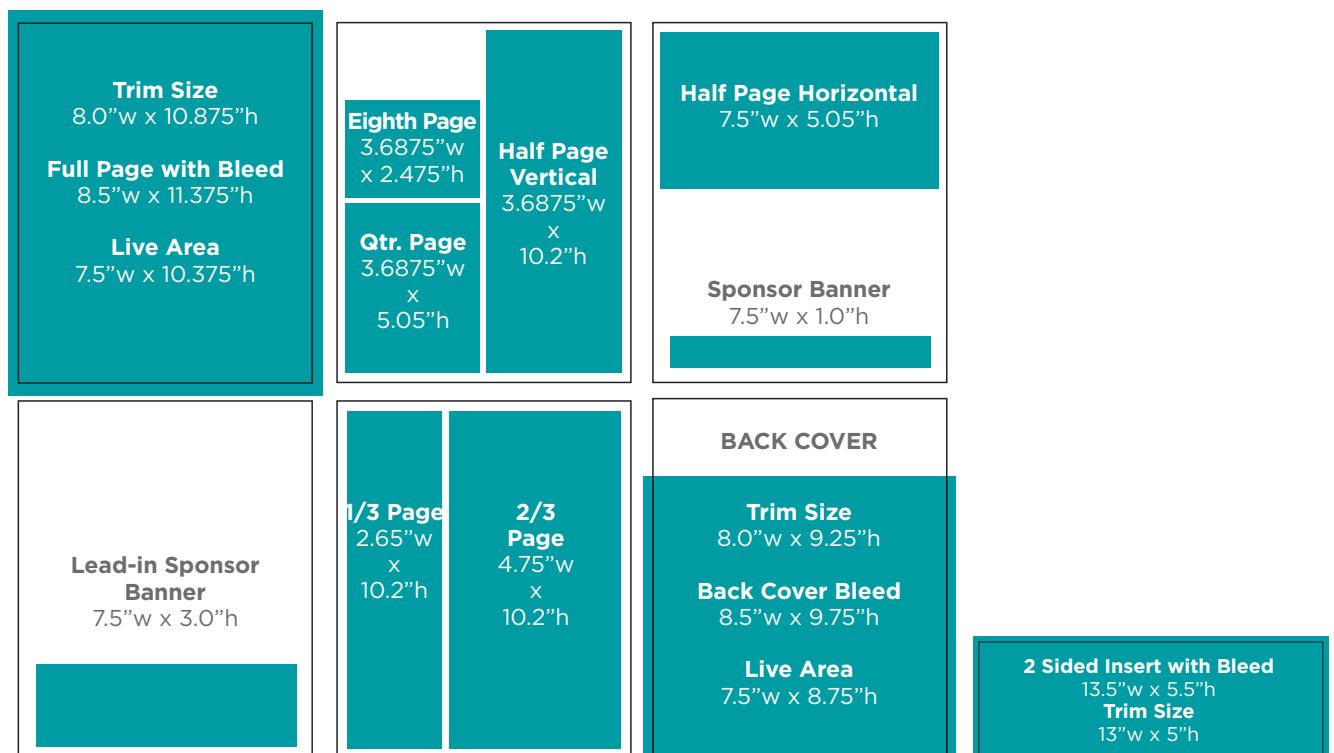
- BUILD FILES WITH 300 DPI CMYK IMAGES.
- CREATE 100% CMYK PDF OF AD USING "ADOBE PRESET: HIGH QUALITY PDF" **WITHOUT CROP MARKS** OR REGISTRATION MARKS WITH ALL FONTS EMBEDDED.

IF WE ARE DESIGNING THE AD

- SUBMIT 300 DPI, HIGH RES, CMYK OR RGB IMAGES. NO PANTONE COLORS.
- ACCEPTED FILE FORMATS: .EPS, .TIFF, .JPG, .PSD AND .PDF

WEB ADVERTISING SPECS

LEADERBOARD BANNER... 728 X 90 P
SKYSCRAPER BANNER..... 600 X 300 P
LARGE SQUARE BANNER.. 300 X 300 P
SMALL SQUARE BANNER.. 300 X 250 P
E-BLAST BANNER..... 600 X 210 P
MOBILE BANNER..... 300 X 100 P



MetroWest Lifestyle magazine keeps you connected with your community.

With over 2,000 copies delivered quarterly, our upscale magazine covers health & wellness, dining, fashion, home and leisure, travel and much more. Every issue, MetroWest Lifestyle delivers unique content about your local community.



MetroWest
LIFESTYLE

Reach

PRINT & DIGITAL FLEXIBILITY



PRINT FLEXIBILITY & REACH

- Full Color, High-quality Print Magazine
- Distributed at West Orange Chamber of Commerce
- Distributed at Community Events
- Hyper Local Zones
- Special Sections & Issues
- Calendar of Events
- Annual Contests

DIGITAL FLEXIBILITY & REACH

- Digital Editions
- Banner Ads
- Native Advertising
- Email Campaigns
- Video
- Calendar of Events
- Giveaways
- Social Media Exposure



Editorial Calendar

2019-2020 SPECIAL SECTIONS & CONTESTS

NOVEMBER 2019

- Outside the Box Thanksgiving Traditions and Recipes
- Holiday Travel Tips
- Diabetes Guide from the Experts
- Veteran Profiles
- Holiday Gift Guide

Special Advertising Section: Holiday Happenings Guide

FEBRUARY 2020

- 2020 Wedding Trends
- DIY Decor
- Planning a Destination Wedding
- Spring Beauty Preview

APRIL 2020 - HOME ISSUE

- Home Renovation Directory
- Outdoor Oasis: Orlando's Best Backyards
- Spring Cleaning Tips & Tricks
- How to Care for Herb, Flower and Vegetables Gardens

Special Advertising Section: Summer Camp Guide

JUNE 2020 - MEN'S ISSUE

- Men's Health & Wellness
- Local Sports Heroes
- Luxury Bucket List Experiences (racecar driving, luxury car rentals, sporting events, etc.)

NOVEMBER 2020

- Holiday Gift Guide - Black Friday Deals
- Living with Diabetes
- Holiday Activities Directory
- Kid Quotes: What I'm Thankful For

READER DEMOGRAPHICS

MetroWest Lifestyle readers are educated, affluent, socially engaged and culturally active.

WHAT THIS MEANS FOR OUR ADVERTISERS:

- Zoned, effective target marketing
- 240,848 readership per issue
- Direct-mailed and subscription
- Reach most affluent neighborhoods
- Lowest Cost Per Thousand
- 50:50 Advertising/Editorial ratio
- Added value options
- Apple Newstand
- Google Play

READERSHIP

Readers per issue	240,848+
Read every single month	84%
Regularly receive	99.3%
Retain until next issue	61%

PERSONAL

Female Readers	59%
Male Readers	41%

AGE CATEGORIES

Average Reader	Age 46
21-34	22%
35-54	53%
55-74	23%

Advertising Rates

PRINT & DIGITAL

METROWEST LIFESTYLE MAGAZINE

DR. PHILLIPS, BAY HILL, ISLEWORTH, WINDEREMERE, WINTER GARDEN

INTERIOR ADS

2-Page Spread	\$3,429*
Full	\$1,969*
1/2	\$1,024*
1/4	\$563*
1/8	\$327*

EDITORIAL PROMOTIONAL FEATURES

1 Page	\$2,795*
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COVER PACKAGES & PREMIUM POSITIONS

Front Cover	\$4,995*
Back Cover	\$2,995*
IFC & IBC	\$2,695*

****Package discounts available. Ask for details.***