

MetroWest

LEASING STANDARDS

Dear Member,

We continue to strive together to seek to promote the safety of all Owners and Residents within our communities, since a safe and thriving community is a paramount goal. The implementation of 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. Therefore, please see attached, the adopted Leasing Standards that all rentals will need to comply with. Please contact MetroWest Master Association at 407-601-5995 or via email at mwma.admin@cfl.rr.com with any questions.

Please also find attached a sample Leasing Standard Packet provided to help educate and promote compliance of this new policy. Please ensure to review for full and complete compliance.

Please watch for upcoming Crime Free certification classes.

MetroWest

HELPING EACH OTHER

When information is given/act immediately (foreseeability)

When you know criminal activity is happening on your property, report it

Sharing information on evictions/non renew w/cause to Public Safety

Being aware and acting immediately when known unauthorized occupants are found

Empower maintenance as force multipliers

Private Security (assign specific tasks and hold accountable)

Acting immediately on expired vehicle tags & vehicles found unlocked

“Light Up” MetroWest (make sure you have ample lights throughout your property and that all lights are illuminated with proper brightness)

Reporting squatters when known

For communities located along wooded areas, regularly inspect your community for vagrants/vagrant camps

Crime Prevention Resources/Tools (reference Public Safety tab on MetroWest Website www.metrowestcommunity.com)

Stay Connected:

- 🌸 Like us on Facebook
- 🌸 Subscribe or request a copy of the quarterly MetroWest LIFESTYLE Magazine
- 🌸 Visit our Website at www.metrowestcommunity.com and sign up for community information e-blasts
- 🌸 Sign up for our EAS “Emergency Alert System” via contact@metrowestpublicsafety.com or call 407-473-2021
- 🌸 Get involved or attend events (MusicWORKS, National Night Out, WinterFest, and Monthly Food Truck Connections)
- 🌸 Send new monthly move in residents to Public Safety for delivery of MWMA Welcome Packet

BENEFITS of LIVING and CONNECTING in MetroWest

✓ Master Association

- *Governing Body**
- *Action Board of Directors**
- *Active Owners**
- *Active Committees**
- *Ability for Implementation**
- *Marketing/PR**
- *High Level Management**
- *Ability to “Connect” Community**
- *Business Partnerships (West Orange Chamber, Karst Media, Realtors (ORRA-Orlando Regional Realtor Association), MetroWest Businesses)**
- * Almost 11,000+ residential units and over 500 commercial/retail partners**

✓ Location

- *Urban Living without Congestion**
- *Golfing**
- *Close to Shopping & Mall at Millenia**
- *Amway & Citrus Bowl**
- *Disney Parks/Universal**
- *Bill Frederick Park**

✓ Connections

- *Events (Monthly Food Truck Nights, MusicWORKS, National Night Out, and WinterFest)**
- *Quarterly Manager Alliance Workshops**
- *Welcome Packets (Resident & Business in 3 different languages)**
- *Eblasts**
- *Facebook**
- *Community Website: www.metrowestcommunity.com**
- *MetroWest *LIFESTYLE* Quarterly Magazine**

✓ **Education**

- *Top Rated Schools**

- *Walking distance to Valencia College with Direct Connect to UCF**

✓ **Public Safety**

- *Community Public Safety Program**

- *Partnerships with Orlando Police Department and Orange County Sheriff Office**

- *CCBPI – Community Character Based Protection Initiative (Meet & Greet, Welcome Packets, Bus Talks, Community Environmental & Lighting Assessments/Code Enforcement, etc.)**

- *Leasing Standards**

- *Crime Free Certification Community Goal**

- *Emergency Alert System**

MetroWest

CRIME FREE BENEFITS

“A Connected Community is a Protected” Community

- *Desirable community – Increase interest
- *Great selling point
- *Higher retention
- *Home value increase
- *Less vacancy
- *Positive perception
- *No “renewal” process for Crime Free Certified communities
- *Crime Activity Data
- *Special signs & certificates
- *MWMA Public Safety support
- *Recognition of only Master Planned Community certified
- *Crime Free Community: 50-75% Reduction
- *Less time involved w/handling complaints
- *A place to 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:

Braden Linsenbach
Printed Name: Braden Linsenbach

Aimee Botens
Printed Name: Aimee Botens

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

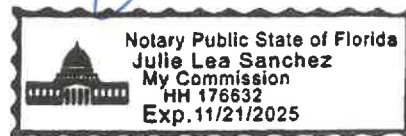
By: [Signature]
Printed Name: Jim Drayton
Title: MWMA President

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





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

TRACT 1
MetroWest Village/Publix
Taco Bell
SunTrust Bank
Veranda Park Development/Commercial, Retail, Residential
Chevron Gas Station
CVS
Alvista, 328 Condos
Arium, 510 Multi-Family
Harbortown, 428 Multi-Family
TRACTS 2, 13, 19, 20, 22, 26
BLR MetroWest Golf Club 18 Hole Golf Course
UNIT 4
MetroWest Entry Feature at MetroWest Blvd
The Summit, 280 Multi-Family
The Madison, 364 Condos
The Estates at Park Avenue, 432 Multi-Family
The Hamptons, 766 Condos plus Commercial Retail
Carriage Homes at Stonebridge Commons, 172 Condos
Mandalay at Stonebridge Commons, 104 Condos
Ventura at Stonebridge Commons, 200 Condos
Vistas at Stonebridge Commons, 146 Condos
Stonebridge Reserves, 296 Condos
Promenade, 124 Condos
Stonebridge Lakes, 208 Condos
Stonebridge Lakes, 103 Single-Family
Horizons at Stonebridge Place, 180 Condos
Vistas at Stonebridge Place, 130 Condos
Villa Capri, 141 Condos
MetroWest Shoppes
Metro Park Offices and Commercial Land
UNIT 5
MetroWest Unit Five, 370 Single-Family
TRACT 7
Walmart Supercenter
Muphys Oil Gas Station
Metro Station/Cato & Dollar Tree
Metro Pointe of Florida/Planet Fitness
Metro Pointe/Davita Medical
Kirkman Equities/Super Cuts & Tijuana Flats
Metro Plaza/Pizza Hut & Bank of America
TRACT 8
MetroWest Commerce Center
MetroCenter Office Buildings
Metro Park Commercial Buildings
Serenata, 398 Condos
TRACT 9
Valencia Headquarters
DaVinci Academy
Lake Associates/Winn Dixie
McDonalds
Azur, 311 Condos
7-11 Gas Station & Josie's Pizza & Wings
Florida Medical Plaza
City of Orlando Police Southwest Sub-Station
MetroWest Professional Office Bldg
TRACT 10
Wash Depot
Piaget Learning Daycare Center
West Vue 442 Multi-Family
Westchester, 160 Single-Family
Tradewinds, 544 Condos
TRACT 11
Amara, 411 Multi-Family
Indigo West, 456 Multi-Family
Marina Landing, 260 Multi-Family
Goldelm, 252 Multi-Family
Central Park, 400 Condos
The Fountains, 238 Condos
WaWa, 24 Hour Fitness, Arbys
Walgreens
TRACT 12
Circle K Gas Station
MetroWest Nursing Rehab
Orlando Dreams Realty
MetroWest Center
TRACT 14
Bermuda Dunes, 336 Condos
TRACT 17
Fairway Cove, 138 Single-Family
TRACT 18
Vista Verde, 200 Multi-Family
TRACT 21
Hawksnest, 91 Single-Family
TRACT 23
MetroWest & Westpointe Elementary Schools
TRACT 24
Vista Royale, 70 Single-Family
TRACT 25
Palma Vista, 189 Single-Family

MetroWest

A MASTER PLANNED COMMUNITY

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.

TRACK OR UNIT LINE

LOT LINE

X

TRACT OR UNIT NUMBER

LAKES/PONDS

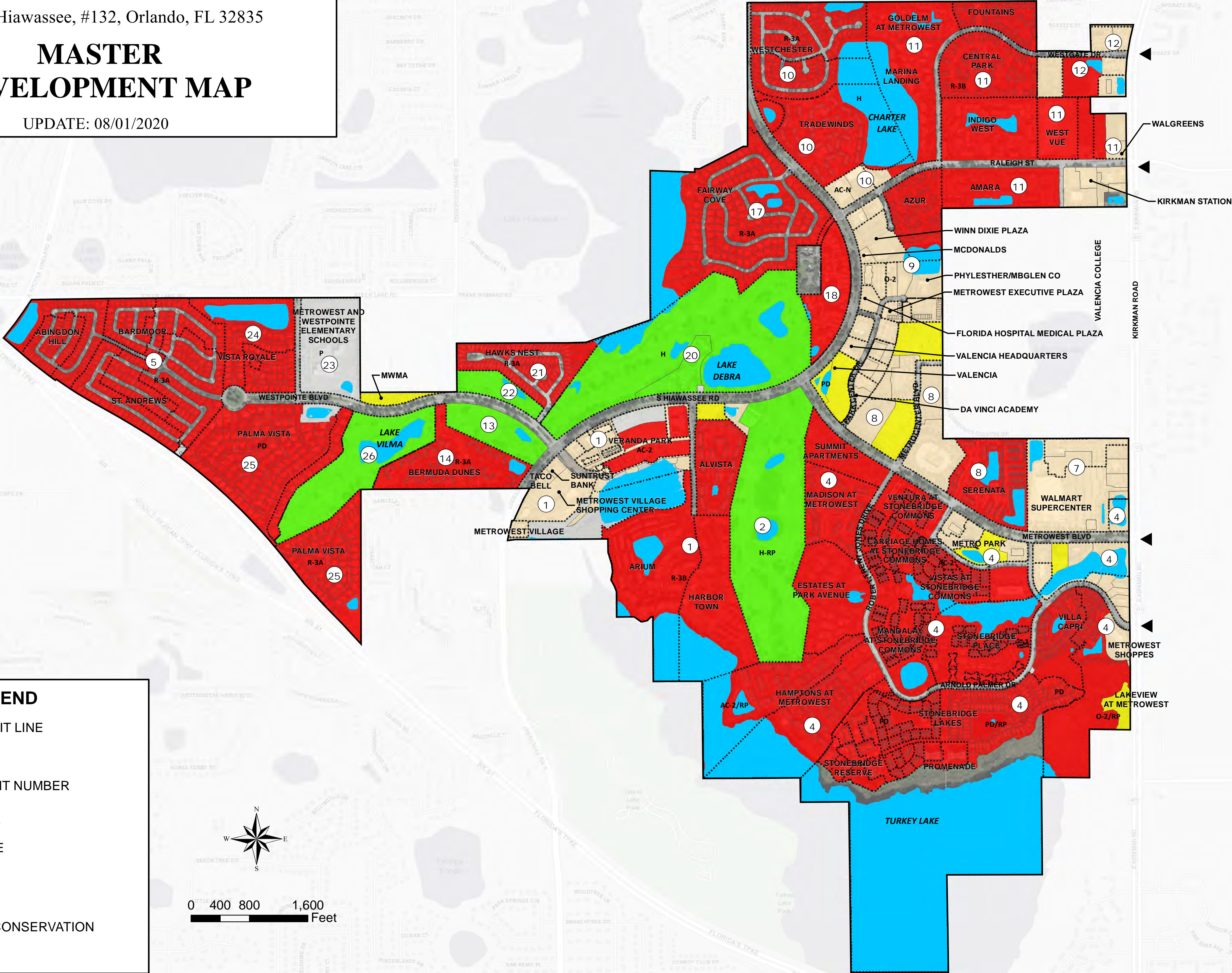
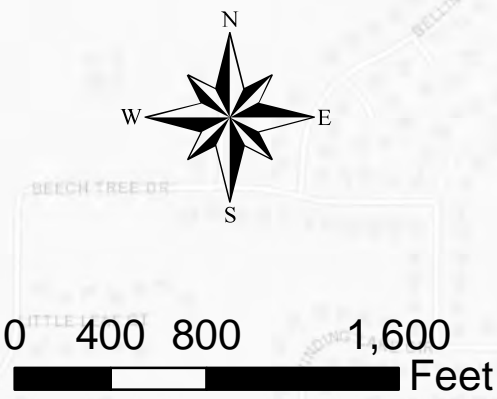
GOLF COURSE

RESIDENTIAL

COMMERCIAL

PUBLIC/HOA/CONSERVATION

VACANT



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

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: _____

MetroWest

COMMUNITY INFORMATION SHEET

Date: _____

Community Name: _____

Owner Name: _____

Owner Address: _____

Owner Phone Number: _____

Owner Cell Phone Number: _____

Owner Email Address: _____

Vehicle(s) Make/Model: _____

Vehicle(s) Tag Number: _____

Add me to the MetroWest Public Safety EAS (Emergency Alert System) Yes ☐ No ☐

Do you have a tenant on your property? Yes ☐ (If so, please complete section below) No ☐

Lessee Name: _____

Lessee Address: _____

Lessee Phone Number: _____

Lessee Cell Phone Number: _____

Lessee Email Address: _____

Vehicle(s) Make/Model: _____

Vehicle(s) Tag Number: _____

Date Lease Starts: _____

Date Lease Ends: _____

MetroWest Crime Free Lease Addendum Signed? Yes ☐ No ☐

Criminal History Completed as outlined in MW Crime Free Lease Addendum? Yes ☐ No ☐

Add me to the MetroWest Public Safety EAS (Emergency Alert System): Yes ☐ No ☐

Email & phone information privacy notice: We value your privacy. Your email address and phone information will 1) only be used to send you community news, which you may opt-out of at any time, and 2) never be given or sold to anyone.

Metrowest

Tenant Screening Resource List

Applicant Processing Service (APS)

www.apsfrbc.com/metrowest/

National Search Bundle \$19.95: Credit file with score, National criminal check, sexual predator check, eviction search, with approval/denial recommendation.

National criminal background check: \$14.95.

International & any country outside of US: \$75.00 w/2 day turn

Background Smart Solutions

National and International Background Checks

<https://www.backgroundsmartsolutions.com>

Crystal Zanoni

czanoni@backgroundsmartsolutions.com

877-822-4325 x710

National criminal background check: \$19.50

International/price varies per country: \$97-\$120 average

Also provides Employment & Tenant Screening

Professional Screening

<https://www.professionalscreening.com/>

Economy Package \$17.00: National multi-state criminal report, credit report, eviction search and national sex offender search.

Full Screening Package \$30.00: National multi-state criminal report, credit report, eviction search, national sex offender search, current employment verification, and current and previous landlord verifications.

Tenant Evaluation

National & International Background Checks

<https://www.tenantevaluation.com>

Tom Tauber

ttauber@tenantevaluation.com

Main: 305-692-7900 Ext 231

Mobile: 813-240-5698

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."

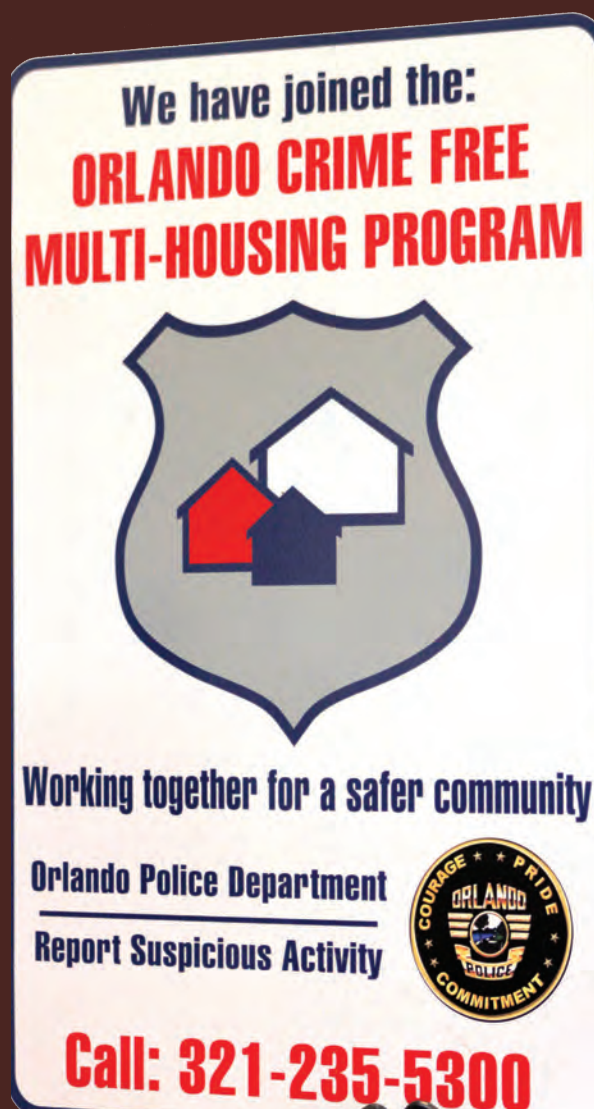
The MetroWest communities that have received Crime Free Certification are:

- 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!*



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.

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

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.