

**LONE STAR RANCH TOWNHOMES ASSOCIATION, INC.**

**WATER/WASTEWATER BILLING ACCOUNT &  
ASSOCIATION ASSESSMENT  
DISCLOSURE AND NOTIFICATION FORM**

As an Owner of property located within Lone Star Ranch Townhomes, I/we understand that the Association has entered into an agreement with FewTek to read the individual water meters and bill the Owner of each townhome unit for their water/wastewater usage each month.

I/we further understand that the Association has the right to place a lien against said property in the event that Association assessments or water/wastewater usage invoices remain unpaid. Payment of assessments is due on the first of each month and shall be considered delinquent by the 10<sup>th</sup> of each month. A \$25.00 late fee and interest at the rate of 18% per annum shall apply effective the 11<sup>th</sup> day of each month on all assessments.

Regarding water invoices, FewTek will mail invoices around the first of each month which will be due and payable by the 15<sup>th</sup> of the month, and delinquent on the 20<sup>th</sup>. FewTek also will send out delinquent notices and may charge late fees for any delinquent accounts.

**I/WE FURTHER UNDERSTAND THAT IN THE EVENT I/WE DO NOT OCCUPY THE PREMISES AND ENTER INTO A LEASE OR RENTAL AGREEMENT, IT SHALL BE MY/OUR SOLE RESPONSIBILITY TO NOTIFY THE ASSOCIATION OF THE EXISTENCE OF SAID LEASE, AND THAT I/WE AS OWNER SHALL BE HELD ACCOUNTABLE FOR THE ACTIONS OF OUR TENANTS/LESSEES WITH RESPECT TO DEED RESTRICTIONS. FURTHERMORE, I/WE UNDERSTAND THAT PAYMENT OF THE WATER BILL SHALL BE MY/OUR SOLE RESPONSIBILITY, AND, SHOULD I/WE ELECT TO BE REIMBURSED BY MY/OUR TENANT(S) FOR THEIR WATER USAGE, I/WE WILL NEED TO EITHER INCLUDE THE WATER USAGE IN THE RENTAL AMOUNT OR INVOICE MY/OUR TENANT INDIVIDUALLY FOR SUCH USAGE. UNDER NO CIRCUMSTANCES SHALL WATER ACCOUNTS BE ESTABLISHED IN THE NAME OF A TENANT.**

I/we hereby direct the Lone Star Ranch Homeowners Association, Inc. to bill my/our water/wastewater account as follows:

Date of Closing/Occupancy: \_\_\_\_\_

Lone Star Property Address: \_\_\_\_\_

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

Monthly Invoices for water usage should be billed to (check either 1 or 2 below):

1. \_\_\_\_\_ Owner at Lone Star Property Address above; OR

2. \_\_\_\_\_ Owner at alternative address as follows:

\_\_\_\_\_

\_\_\_\_\_

Furthermore, monthly coupons for the payment of Association assessments should be mailed to (check either 1 or 2 below):

1. \_\_\_\_\_ Owner at Lone Star Property Address above

2. \_\_\_\_\_ Owner at alternative address as follows:

\_\_\_\_\_

\_\_\_\_\_

**IMPORTANT: THERE IS NO NEED FOR THE HOMEOWNER TO CONTACT THE PASCO COUNTY WATER DEPARTMENT OR FEWTEK TO SET UP ANY WATER ACCOUNT UPON INITIAL CLOSING. YOUR WATER WILL BE FULLY OPERATIONAL AT CLOSING. IMMEDIATELY PRIOR TO CLOSING YOUR INDIVIDUAL METER WILL BE READ TO BEGIN THE BILLING PROCESS FOR USAGE. YOUR BILL WILL COME ON A SMALL YELLOW POSTCARD....PLEASE DO NOT ASSUME THIS IS MARKETING MATERIAL AND THROW IT AWAY.**

I/we hereby agree to abide by the terms and conditions as outlined above.

\_\_\_\_\_  
Homeowner

\_\_\_\_\_  
Homeowner

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**Title Company: Please fax this form immediately following closing to:  
Few-Tek – FAX: 727-595-2300 or 1-888-455-8333**

**08/15/11 – Fax numbers changed**