

High Vista Homeowners Association

Policy

NO. 0603

Subject:

Rental/Lease of Houses in High Vista

Background:

Covenant #3 states that “All lots shall be used for residential purposes exclusively.” Although the majority of owners reside in their homes, a number of owners have rented their homes for varying periods of time. With the increased growth within the Community, it has become necessary to place certain limits on homeowners who have decided to rent/lease their homes.

Therefore, it shall be the POLICY that no residence shall be leased for transient or hotel purposes, nor may any owner rent/lease less than the entire unit, without the express written permission of the HOA Board. All leases must be in writing and the lease must provide that the terms of the lease and the occupants of the unit shall be subject to the Protective Covenants and Policies of the Association. No residence shall be rented or leased more than once within any calendar year. All leases must be a minimum of 1 year in length.

The HOA Business Office must be kept informed as to the identity and contact information of the renters. **A copy of the lease is to be provided to the HOA Business Office.**

It is the responsibility of the owner of the property to inform renters of all Covenants, Policies and procedures regarding residing within the High Vista Community. Ultimately, the owners of the property in High Vista are responsible for any and all actions of their renters and guests.

Passed by the HVHOA Board on August 17, 2006.

HIGH VISTA HOMEOWNERS ASSOCIATION, INC.

BY: Carl Margenau
PRESIDENT

DATE: 8/17/2006

BY: Mark Powdermaker
SECRETARY

DATE: 8/17/2006