



TWIN RIVERS HOMEOWNERS ASSOCIATION INC

C/O Sentry Management Company
2180 West SR 434 Suite 5000
Longwood FL 32779-5044
(407)788-6700 ext. 51307
TwinRiversHOA.com

Rules & Regulation

24. Homeowners may rent or lease their homes for periods of not less than twelve (12) months. Only the entire home can be rented (i.e., no portion of a home, other than the entire home, may be rented for any period). No home may be leased, sub-leased or rented for boarding house, dormitory, transient lodging, time-share or hotel purposes. Homes can only be leased to a single family, or to no more than three (3) unrelated adults. No additional persons shall reside in the home. Homeowners shall not lease their homes without a written lease and such lease shall require the renter(s) to comply with the HOA Rules and Regulations. The homeowner is responsible for providing the tenant with a copy of the revised Rules and Regulations and to provide the Management Company for Twin Rivers HOA with a copy signed by renter of the "Renter's Agreement to Abide;" acknowledging receipt of the Rules and Regulations. The homeowner is not released from maintaining the home to the community standards and Rules and Regulations, as set forth herein.

24.1 IMPORTANT- RENTAL PROPERTY: When a home is rented or leased, the Owner will notify the Association's Management Company at the address provided at the beginning of this document (or from HOA web-site). The "Renter's Agreement to Abide" must be completed and provided stating the effective dates of the lease, the names of each tenant and the current mailing address of the Homeowner or his/her agent. A copy of the portion of the "Renter's Agreement to Abide" (attached as the last page herein) shall be prepared by the homeowner indicating that the tenants will "abide by the rules and regulations of the Twin Rivers Homeowners Association" and shall include each tenant's signature, dates of rental period and dated. It shall be forwarded to the Association's Management Company within 10 days of commencement of rental of said property. This information will remain confidential to the greatest extent possible but, failure to comply can result in violations and a lien on subject residence.

Note: You may review the entire Rules and Regulations, [Covenants](#) and all the other Twin Rivers HOA documents at our website. Visit TwinRiversHOA.com and click on Documents.



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Renter's Agreement to Abide

As a renter of property in Twin Rivers Homeowners Association located at:

_____ (address of property)

I do hereby state that I have read and agree to abide by each rule and regulation as stated in the Twin Rivers Homeowner Association Rules and Regulations. I understand the said Rules and Regulations govern the property that I am leasing from the owners named below:

who currently reside at _____

_____ phone number _____ . The owner

of the property uses a rental agency named _____

located at _____ phone number _____ .

My rental contract is from _____ to _____ (date). I understand that only single families or 3 unrelated individuals and to no more at any one time, can reside at this property.

Renter Signature _____ Date _____

Renter Signature _____ Date _____

Renter Signature _____ Date _____

Owner Signature _____ Date _____

(The Owner and each adult residing in the home must sign and date this document).

Please scan and email to Mr. Dennis Kapsis, dkapsis@sentrymgt.com or return original document to: Twin Rivers HOA -Sentry Management Company, Inc., 2180 W SR 434 Suite 5000, Longwood, Florida 32779