



# MJF and Associates, Inc.

## RED CEDAR CANYON RENTAL POLICY FOR TOWNHOUSE UNITS

The Red Cedar Canyon Townhouse Association Declarations and Covenants includes the following provision regarding rental of townhouses:

### Article X, General Restrictions, Obligations and Rights of Owners

**Section 67. Rentals.** Any lease between an Owner and a lessee shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration, the Articles of Incorporation and the Bylaws, and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. A lease must be for an entire Living Unit, not a portion thereof. All leases shall be in writing and a copy shall be filed with the Association prior to its commencement. No lease may be for a period of less than thirty (30) days. Other than the foregoing, there shall be no restrictions on the right of any Owner to lease his Living Unit.

In accordance with the declarations and covenants, any association homeowner who wishes to lease his or her unit is required to follow these procedures:

1. Unit owner is required to notify the association of their intent to rent their unit.
2. Unit owner is required to provide name of lessee and contact information to the association through the association management company.
3. Unit owner must provide a written and signed copy of the lease to the association management company.
4. Unit owner is required to provide his or her forwarding address and telephone number.
5. Unit owner will provide a copy of the Red Cedar Canyon Townhouse Association Declarations and Covenants and the association by-laws to the lessee.
6. Failure by the lessee to comply with the terms of the governing documents shall be considered a default under the lease.
7. Any unit owned for investment purposes, or a unit occupied by someone other than the owner (whether rent is actually charged or not), or a non-owner relative is considered a rental unit.

By signing below, I indicate as the owner of

**ADDRESS:**

Hudson, WI 54016

I understand and agree to the above terms.

**HOMEOWNER'S SIGNATURE:**

Adopted by the Red Cedar Canyon Townhouse Association Board of Directors on June 13, 2017