

Sea Country - The Villages Amendment to the Rules and Regulations
September 30, 2009

Rules for Lease/Rental of Home

A. Each owner must provide the Management Agent with the following information before a new tenant moves into the unit:

1. The name(s) of the tenants, including the name(s) of all dependents.
2. Home, cell phone and work telephone numbers of the tenant(s).
3. Vehicle license numbers, color, make and model of all vehicles.
4. Emergency telephone numbers of tenants.

Number of Pets and Pet ID Information (i.e. 2 dogs (1) White Poodle and (Black and White Cocker Spaniel.)

Copy of rental/lease agreement prior to move-in of tenant resident.

B. No Owner or tenant may subdivide a unit. No Owner or tenant may lease or rent less than an entire unit. Lease must be for a minimum of one (1) year. Rental or Lease agreement shall be restricted to "single family residential purposes" as per CC&R's, Article II, Section 2.1 and 2.2.

C. The Owner of any leased or rented unit must deliver to the tenant(s), and must obtain a written acknowledgment, copy to Bali Management, of receipt from the tenant(s) for:

1. A copy of the Covenants, Conditions, & Restrictions (CC&R's), By-Laws and Rules and Rules and Regulations of the Association.

D. All leases and rental agreements must be in writing and must provide that:

1. The terms of such lease or rental agreement are subject to the provisions of the CC&R's, By-Laws, and Rules and Regulations of the Association.

2. Any failure of the tenant(s) to comply with the terms of such documents will be a default under the lease or rental agreement.

E. Fees:

a. There is a non-refundable application review fee in the amount of \$100.00. Make checks payable to Sea Country – The Villages Community Association.

b. A security deposit of \$500.00 is also required and is refundable when tenants vacate the property. Please submit a second check in the amount of \$500.00 made payable to Sea Country - The Villages Community Association.

Failure to provide all information required above will result in the Resident not being listed on the front entry system or mail directory and in the imposition of a \$500.00 fine.