

THE MEADOWS OF WORLD GOLF VILLAGE

THE MEADOWS AT SAINT JOHNS OWNERS ASSOCIATION, INC.

A Deed Restricted Community

Date: [DATE]

To: [OWNER NAME]

Address: [OWNER ADDRESS]

Re: Rental Permit Application Approval - [PARCEL ADDRESS]

Dear [OWNER NAME],

Your application for a Rental Permit for the above-referenced property has been **APPROVED**. This letter serves as official confirmation of your permit issuance and outlines the conditions and requirements for your rental activities.

PERMIT DETAILS:

- **Permit Type:** Rental Permit
- **Permit Class:** [Grandfathered Class / Standard Class]
- **Permit Status:** Current
- **Issue Date:** [DATE]
- **Property:** [PARCEL ADDRESS]

IMPORTANT CONDITIONS AND REQUIREMENTS:

1. **Permit Validity:** This permit is valid only for you as the current owner of the specified parcel and is non-transferable.
2. **Permit Retention:** Your permit remains valid only while you retain ownership of this specific parcel.
3. **Activity Requirement (Standard Class Only):** Standard Class permits expire if you do not actively pursue rental activity within any 90-day period. Rental activity includes executing leases, marketing, showing the property, screening tenants, or preparing for rental occupancy.
4. **Documentation Requirements:** You must provide the Association with the following documentation **10 days prior to tenant occupancy:**
 - Copy of executed lease agreement
 - Your contact information
 - Tenant(s) information and contact details
 - Vehicle descriptions
 - Pet descriptions (if applicable)

5. **Lease Requirements:** All leases must be:
 - Written with minimum 6-month term
 - Prohibit subleasing, room rentals, or transient use (Airbnb, etc.)
 - Include tenant acknowledgment of HOA governing documents
6. **Account Status:** You must maintain a current assessment account. Delinquent assessments may result in permit suspension.
7. **Compliance:** You and your tenants must comply with all community governing documents, rules, and regulations.

NEXT STEPS:

- Review the complete rental restrictions in CCR Section 8.1
- Obtain required lease documentation forms from the management office
- Ensure tenant receives and acknowledges HOA governing documents
- Contact the management office with any questions

CONTACT INFORMATION:

[MANAGEMENT COMPANY NAME]

Phone: [PHONE NUMBER]

Email: [EMAIL ADDRESS]

Thank you for your cooperation with our rental restriction program. We look forward to working with you to ensure compliance with all community requirements.

Sincerely,

[MANAGEMENT COMPANY REPRESENTATIVE] [TITLE]

CC: Owner File, Rental Permit Database