

Indian Springs Renter Regulations, Guidelines, and Approval Process and Procedure

Regulations/Limitations

The following regulations have been in effect since January 1, 2007, as stated in the current Covenants, Conditions and Restrictions (CCRs).

- CCR ¶ 41: No residence may be leased, rented or occupied by a tenant or other person who pays rent to the owner unless:
 - The owner has rented prior to January 1, 2007 or
 - The owner purchased the residence subsequent to January 1, 2007 and lived in the residence as their primary home for eighteen months prior to presenting the rental application to the officers of the ISCA as used for federal income purposes.
 - The rental application, including three references has been approved by the ISCA.
 - The tenant and the landlord, have stated that both parties have read and agree to be bound by the CCRs, and have signed the rental application.

- The homeowner and renter must comply with all CCRs, which include without limitation:
 - Lawn Care:
 - Grass must be maintained no longer than six (6) inches.
 - No excessive weeds or bare spots in the lawn.
 - Tree in front yard

Property Maintenance:

- Additions:
 - No clotheslines are permitted.
 - No above ground pools can be added.
 - One 24 inch or smaller satellite dish is permitted, but must not be visible from the street.
 - Large and unusual antennas are not allowed.
- Trash
 - Trashcans can be placed at curbside as early as the evening before pick up.
 - Trashcans must be put away out of sight either in the garage or other storage container.

Traffic and Home-based businesses:

- A home-based business is allowed if it creates no outward appearance of being conducted.
 - No heavy traffic of vehicles, people or storage of inventory, no trade or business of any kind.

- No practice of medicine, dentistry, and chiropody or like endeavors shall be conducted on any lot, nor may anything be done which may become an annoyance or nuisance to the neighborhood.
- No trailers parked anywhere on property for more than twenty-four (24) hours in a calendar year.
- No commercial vehicles or trucks can be parked on any lot or anywhere else on property unless fully enclosed inside the garage.
- No vehicle including non-operative vehicles boats, mobile home or motor home can be parked or permitted to remain on any street or public right-of-way for a continuous period of more than twenty-four (24) hours.

Nuisances:

- No noxious or offensive trades or activities may be carried in Indian Springs either on lots or on Recreational property. This section does not apply to the animals that naturally occupy the Recreational property.
 - There can be no chickens, ducks, geese, or other un-caged fowl, no swine, cattle, goats, horses, or other like animals.
 - There can be no reptiles, snakes, or other exotic animals.
 - Domestic pets, when off residential lot shall be kept on a leash and shall be cleaned up after by the pet owner

Rental Approval Process:

- Apply to the board, submitting a letter of compliance (see below) and rental application and agreement
- Applications will be reviewed and a decision announced on each application at the next regularly scheduled board meeting.
- The approval can be revoked if any of the regulations/limitations in the CCRs and as stated in this policy are violated and not corrected per the process stated in the CCRs.

Guidelines for the approval process

The ISCA Board has full discretion to approve or disapprove of a proposed tenant, although approval of tenants shall not be unreasonably withheld. The following guidelines will be considered in the Board's decision:

- Whether the homeowner has submitted: (1) tax returns with proof of ownership for the required period, (2) proof of payment

of any outstanding HOA fees, fines, attorneys' fees, and lien on the property, (3) rental application and each requirement of the CCRs ¶ 41, and (4) the executed letter of compliance

- Whether the homeowner sought Board approval prior to renting or leasing their home;
- Whether the homeowner, tenant, or proposed tenant has a history of non-compliance with the CCRs or other problems reported to the Board, including but not limited to prompt payment of annual HOA fees, satisfactory property conditions, prompt response to Board communications about problems, etc.;
- Whether the homeowner's and any prior tenant have a history of non-compliance or other problems that have been reported to the Board
- The Board has complete discretion to consider all of the above documents and factors in its approval or disapproval of the rental application

Letter of Compliance

- Both the homeowner and proposed tenant shall sign and submit a letter with the proposed tenant application, by which each agrees to comply with all of the CCR's restrictions (some of which are listed above), and the process outlined above

This policy adopted by the Board of Directors of Indian Springs Community Association, Inc. and Indian Springs Green Space, LLC, on the 14th day of March, 2017.

Margaret Grant

Attest: Secretary of the Board



**INDIAN SPRINGS COMMUNITY
ASSOCIATION
And
INDIAN SPRINGS GREEN SPACE**

Dear Indian Springs Board:

As the owner of a home in the Indian Springs community, I request Board approval for renting my house, located at _____ . I have received a copy of the Indian Springs rental policy and procedure for the approval process. I have complied with all of the requirements stated in the current Covenants, Conditions and Restrictions for renting my home, including submission of : (1) tax returns with proof of ownership for the required period (ownership prior to January 1, 2007, or subsequent to 2007 and lived in the residence as their primary home for eighteen months), (2) proof of payment of any outstanding HOA fees, fines, attorneys' fees, and lien on the property, (3) a completed rental application, with three references, and (4) this executed letter of compliance.

I have reviewed the rental policy and procedure and the current Declaration of Covenants, Conditions and Restrictions (CCRs) for Indian Springs and agreed to be bound by all the requirements of the CCRs:

Landlord: _____
(signature, date)

Renter: _____
(signature, date)