

Summit Hills Rental Guidelines

General Guidelines:

- Rentals are to be for 30 days or more.
- The HOA requires renter name, contact information, and length of lease from the lot owner.
- Owners are responsible to notify the HOA of vacating and new renters.
- Owners are responsible for all possible fines or problems caused by the renters.
- Renters cannot park on the roads. The Summit Hills roads are too narrow to allow on street parking.
- Renters are not allowed to park, party, or visit unoccupied lots. All lots are owned so it is all private property.
- All dogs taken for walks should be on leash and poop should be removed.
- Renters may drive on the subdivision roads to get to their rental unit.
- Renters may walk the loop (San Miguel, Frog Pond Place, Smiley Place, Robert Emmet Way) but they should not stray onto private property or side roads. All lots are owned so it is all private property.

Above Gate Security: Gate code and remote usage is monitored for possible compromised or suspect activity. A security camera also monitors gate activity. The following items apply to above gate rentals

- Gate Controller: Renters can be listed on the gate controller by last name. A phone number is required, and the gate controller will call the renter on that number when the call button is pressed. Press 9 to let caller in through the gate.
- Gate Codes: The renter will be assigned a gate code and a guest gate code for gate access. When the renter vacates, the owner must notify the HOA so that these gate codes can be deleted for the security of the subdivision and new gate codes will be assigned for new renters. Any questionable or compromised gate code will be deleted, and a new gate code assigned. If compromised gate codes become a problem with a specific renter, the HOA will require that the lot owner purchase a remote for the renter and no gate code will be assigned to this problem renter. The remotes are non-cloneable and thus are not compromised as easily.
- Remotes: The owner may purchase a remote for the renter. If the renter does not return the remote after vacating, the owners need to notify the HOA immediately so that the remote can be disabled for security reasons. The owner may purchase a new renter remote to replace the lost remote.