

## **FIFTH GREEN OWNERS ASSOCIATION RENTAL POLICY**

WHEREAS, The Board of Directors of the Fifth Green Owners Association has the right pursuant to Article III, Section 3.3 of the Declaration of Covenants, Conditions and Restrictions of Fifth Green Owners Association to adopt rules and regulations pertaining to property rentals within Fifth Green Owners Association, now, therefore, be it

RESOLVED, that the following rules be adopted and enforced as of September 15, 2020 pertaining to rental rules and regulations:

### **Rental Rules & Regulations**

1. No owner may lease less than his or her entire lot and the residential unit situated thereon (together, the "Premises").
2. A guesthouse or guest suite may not be rented separately and apart from the main house.
3. No Premises may be leased for a term of less than thirty (30) consecutive days.
4. A new lease may not commence if any prior lease term of thirty (30) consecutive days is shortened for any reason. The entire prior lease term must end prior to a new lease being signed.
5. All leases must be in writing and must provide the terms of the lease, tenant names and vehicle information including license plate numbers.
6. Within seven (7) days following the execution of a lease of Premises, the owner shall provide the community manager with a completed tenant information form.
7. Owners must provide the lessee with information regarding rules and regulations of the association.

Notwithstanding any enforcement restrictions noted in any approved violation policy, violations of the rental rules and regulations will be enforced on a per occurrence basis and fines may be enforced on a per day basis.

This resolution was adopted by the Fifth Green Board of Directors at the Board Meeting held on September 15, 2020. The Board reserves the right to modify this Enforcement Policy at its sole discretion.