

Coyote Creek Homeowners' Association
Rules Governing the Rental of Property Within Coyote Creek

The following rules are adopted in order to maintain and foster property values within our community. These rules are intended to comply with all applicable federal, state, and county laws and regulations.

- A. In the interest of protecting lot owners and their families, preserving property values, and enhancing the quality of life within Coyote Creek, the Association has developed a standard set of rules to govern the renting of homes within the community. The following sets forth the rules, requirements and responsibilities of lot owners wishing to rent their property within Coyote Creek.

- B. FHA Statement – Nothing in this document is intended to discriminate against any protected class, to wrongfully deprive anyone of housing or to violate any provision of the Fair Housing Act.

Rules

All lot owners who rent or who are considering renting their home are subject to these rules. These rules also pertain to instances where the lot owner rents to a family member.

1. ***No partial leasing of a home.*** In no event may a lot owner reside in the home while also leasing a portion of it to a third party.

2. ***Lot owner to provide governing documents to tenant.*** At or prior to signing a lease agreement, the lot owner, lot owner's agent or property manager will provide to the tenant(s) copies of the following documents of the Association (the "Governing Documents"):
 - Amended and Restated Declaration of Covenants, Conditions and Restrictions for Coyote Creek.
 - Design Guidelines for Coyote Creek
 - Coyote Creek Homeowners' Association Rules Governing the Rental of Property Within Coyote Creek.
 - Coyote Creek Homeowners' Association Policy Related to Violations of Community Documents and Association Rules; Coyote Creek Homeowners' Association Policy Related to Lot Owner Correspondence to the Association; Coyote Creek Homeowners' Association Dog Barking Policy and Complaint Procedure; Coyote Creek Homeowners' Association Gate Code Policy; and Coyote Creek Homeowners' Association Instructions for Requesting Gate Codes or Remotes.

3. ***Lot Owner will provide tenant information to the Association.*** After a lease agreement is signed, the lot owner or lot owner's agent or property manager will provide the Association the following:
 - a. Lot owner's correct (new) address and home phone number, including all applicable cell phone numbers.
 - b. The legal name of every tenant signing the lease agreement.
 - c. The home, cell and work phone number of the tenant(s) who signed the lease agreement as well as the names and a cell phone numbers (if applicable) of every tenant residing on the property.
 - d. The tenant's best e-mail address.

4. ***All tenants will fully comply with these rules and all Governing Documents adopted by the Association.*** The following enforcement policies will be adhered to by all lot owners, tenants and the Association:
 - a. Tenants must communicate to the Association through the lot owner.
 - b. All tenant violations will be directed to the lot owner in writing. The lot owner must take action to resolve any violation involving its tenant to avoid fines. *See also the "Coyote Creek Homeowners' Association Policy Related to Violations of Community Documents and Association Rules".*
 - c. The lot owner is responsible for the conduct of the tenant and the tenant's guests and will be assessed any fines and/or costs related to damages to Association property if the tenant is not in compliance with the Governing Documents.
 - d. It is the responsibility of the lot owner to pay all assessed fines and/or costs related to damages to Association property assessed due to the tenant's failure to comply with the Governing Documents. The lot owner may re-assess these fines to the tenant.
 - e. The Association may demand termination of the lease agreement if the tenant fails to comply with the Governing Documents on more than one occasion and such failure results in assessed fines and/or damages to Association property on more than one occasion.