

Rental Property

The minimal rental period is one month. This includes rentals through websites (such as Airbnb) or through agents. In the event of a property being rented, the owner and/or their agent must inform the Board in writing to the published mailing address, or by email (ForestOaksHOA_Board@outlook.com) of their intentions, before any rental agreement is agreed upon or signed. At its sole discretion, the Board may elect to interview prospective renters. No rental agreement, regardless of the length of the rental duration, can be signed without the prior written approval of the Board. The property shall be used for single family residential living only and for no other uses. The property must not be used for commercial purposes. The rental agreement must be non-assignable and prohibit subletting.

All renters, regardless of the duration of the lease, are required to sign the “Renter’s Sign-off on the Association’s Declaration of Covenants and Restrictions”. All renters shall be given a copy of the Association’s “Declaration of Covenants and Restrictions” and of the “Summary of the Board Rule”. It is the homeowner’s responsibility to ensure that renters comply with the Association’s Covenants and Restrictions and the Board Rules. It is the homeowner’s responsibility to provide the renter with copies of the three above-mentioned documents and to obtain the respective sign-off. It is the homeowner’s responsibility to provide the Secretary of the Board with a fully signed copy of the “Renter’s Sign-off on the Association’s Declaration of Covenants and Restrictions and the Association's Board Rules” prior to the commencement of the lease. Additionally, if the rental period is less than one year, the owner is required to provide the Board with a copy of the rental agreement/lease agreement.

The renters are required to always adhere to the provisions of the Declaration of Covenants and Restrictions and to the Board Rules. It is the homeowner’s responsibility to enforce compliance. In the event of repeated non-compliance, the property owner must evict renters at the first request of the Board of Directors of the Association. Respective language shall be incorporated in the rental agreements.