

Coach Light Manor – Summary Notes for Renters

Renters are treated like owners at Coach Light Manor and are expected to observe the same rules and regulations. You will enjoy the same benefits as owners in regard to use of the facilities and participation in events at Coach Light Manor. An owner electing to rent their home will provide you with our complete Rules and Regulations. The brief list below are major points that may help you decide if Coach Light Manor is right for you.

1. At least one renter of a home shall be age 55 or older.
2. A minimum rental period of two months is required.
3. A renter shall be limited to a maximum rental of 180 days during a year.
4. All prospective renters shall pay for and pass a security background check.
5. All rentals must be approved by the board of directors.
6. Tenants are subject to the Lee County tourist tax. Unit owners are responsible for collection and payment of these taxes.
7. A rental application fee of \$25.00 will be charged to the Unit Owner on their January invoice for each rental year. This fee may be passed on to the renter.
8. Pet ownership is restricted. Renters and owners observe the same requirements. From our Rules & Regulations: Unit owners are allowed to have pets as follows:
“A maximum of two (2) cats in any unit (#1 through #180).
A maximum of two (2) dogs OR one (1) dog and one (1) cat in Unit Numbers 1 through 42, 53, 61, 62, 76, 77, 92 through 120, 127, 128, 139, 140, and 158 through 180. (Units located on either side of outer perimeter roads Coach Light Drive, Windjammer Way, West Hampton Drive, and Williamsburg Way.) Pets are limited to no more than 30 pounds.”
9. Renters are subject to same rules listed under Visitors/Guests. A copy of Coach Light Manor Rules and Regulations is to be provided by the owner to the renter before the rental period starts.