

Sterling Ridge
Home Owners Association

DISCLOSURE OF LEASE/RENTAL

The Sterling Ridge HOA (Association) Covenants permit leasing/rental of the premises under the following circumstances, if (a) such leasing/rental is disclosed to the Association, and (b) subject to the restrictions contained in the Covenants of the Association:

1. The property is occupied by the owner, or by the parent, adult child, spouse, or sibling of the owner; and another person also occupies the premises. That other person(s) is defined as a lessee or renter and must be disclosed to the Association.
2. The property is not occupied by the owner, or by any parent, adult child, spouse, or sibling of the owner, but is occupied by some other person(s). Such other persons are defined as being a lessee or renter. Such lease or rental must be disclosed to the Association.
3. The owner is grandfathered or has been granted a Hardship Lease Permit by the Association.

As the owner of a property subject to the SRHOA Covenants which meets the definition of leasing/renting set forth in the Covenants, you are required to provide the following information.

Property Address: _____

Owner's Name: _____

1. Do you reside at this address? ☐ Yes ☐ No

- a. If "Yes" do you lease/rent any portion of the property to any person who is not your parent, adult child, spouse, or sibling? ☐ Yes ☐ No

If "Yes", provide the name and contact information of each such adult person.

Name: _____

Cell Phone: _____ email: _____

Name: _____

Cell Phone: _____ email: _____

If you need to identify additional persons, please add to the end of this form, or attach a separate sheet.

2. If you do **NOT** reside at this address, provide your current residential address and contact information:

Street: _____

City: _____ State: _____ ZIP: _____

Cell Phone: _____ Other Phone: _____

Email: _____

3. If you do **NOT** reside at this address, do any of your parents, adult children, spouse, or siblings reside at this address? ☐ **Yes** ☐ **No**

If **"Yes"**, please provide the name, relationship, and contact information for each such person residing at the address.

Name: _____ Relationship: _____

Cell Phone: _____ email: _____

Name: _____ Relationship: _____

Cell Phone: _____ email: _____

Name: _____ Relationship: _____

Cell Phone: _____ email: _____

Please provide proof of the claimed family relationship.

If you need to identify additional persons, please add to the end of this form or attach a separate sheet.

4. If you do **NOT** reside at this address, and none of your parents, adult children, spouse, or siblings reside at this address do any other persons reside at this address? Any such person is defined as a lessee/renter. ☐ **Yes** ☐ **No**

If **"Yes"**, please provide the name and contact information for each such adult person residing at the address.

Name: _____

Cell Phone: _____ email: _____

Name: _____

Cell Phone: _____ email: _____

Name: _____

Cell Phone: _____ email: _____

If you need to identify additional persons, please add to the end of this form or attach a separate sheet.

- a. Please attach a copy of the current lease/rental agreement.
- b. Please attach a copy of the background and credit checks for each person listed above.
- c. Does the lease/rental agreement contain the language required under the SRHOA Covenants, Article VI, Section 6.02(b)(4) that requires the lessee/renter to comply with the provisions of the Association Covenants? ☐ **Yes** ☐ **No**

If **"No"**, please advise when the lease/rental agreement will be amended to include the required language, and when you will provide a copy of the amended agreement.

The language required is as follows:

Lessee shall abide by and comply with all provisions of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto and shall control the conduct of all other Occupants and guests in order to ensure compliance with the foregoing. Lessee acknowledges that the violation by lessee or any Occupant living with lessee of any provision of the Declaration, Bylaws, or rules and regulations adopted thereunder, shall constitute a default under this lease. Owner shall cause all Occupants of his or her Lot to comply with the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto, and is responsible for all violations and losses caused by such Occupants, notwithstanding the fact that such Occupants of the Lot are fully liable and may be sanctioned for any violation of the Declaration, Bylaws, and rules and regulations adopted pursuant thereto. If the lessee, a guest, or a person living with the lessee, violates the Declaration, Bylaws, or a rule and regulation for which a fine is imposed, such fine may be assessed against the lessee and/or the Owner; provided, however, if a fine is not paid by the lessee within the time period set by the Board of Directors, the Owner shall pay the fine upon notice from the Board of the lessee's failure to do so. Unpaid fines constitute a lien against the Lot as provided for herein. Any lessee charged with a violation of the Declaration, Bylaws, or rules and regulations adopted pursuant thereto is entitled to the same procedure to which an Owner is entitled prior to the imposition of a fine or other sanction. Any violation of the Declaration, Bylaws, or rules and regulations adopted pursuant thereto by lessee, any Occupant, guest, or any person living with lessee is deemed to be a violation of the terms of the lease and authorizes the Owner to terminate the lease without liability and to evict the lessee in accordance with Georgia law. The Owner hereby delegates and assigns to The Sterling Ridge Homeowners' Association, acting through the Board, the power and authority of enforcement against the lessee for breaches resulting from the violation of the Declaration, Bylaws, and the rules and regulations adopted pursuant thereto.

The owner of the property certifies that all of the above information is true and accurate and understands and agrees that any misrepresentation of any information provided will automatically terminate the rental/leasing status of the property.

Owner signature

Date