



Silver Woods Community Association

7 Luzerne Drive, Ocean View, DE 19970

silverwoodsinfo@mediacombb.net

RENTAL AND LEASING POLICY RESOLUTION

SILVER WOODS COMMUNITY ASSOCIATION

Whereas Section 6.2 of the Bylaws state that the Board of Directors (BOD) shall have powers and duties for the administration of the affairs of the Association;

Whereas under the Covenants, Conditions and Restrictions Article VI and Article IV, Section 2(f) the Association has the right to regulate rentals and leases of residential properties;

Whereas during a regularly and properly noticed scheduled meeting held on April 12, 2021, the BOD voted to enact a minimum rental period of not less than ninety (90) days;

Whereas after soliciting input from the members of the Association and during a regularly and properly noticed scheduled meeting held on November 7, 2023, the BOD voted to modify the minimum rental period to that of not less than one hundred and eighty (180) days;

Whereas after consideration of the importance of establishing a uniform set of rules for rentals, the BOD, determined after due deliberation that is necessary and desirable to adopt Rules and Regulations memorializing the restrictions and procedure for rentals;

Now therefore, be it resolved that the BOD of Silver Woods Community Association (SWCA) adopts the following Rental and Leasing Rules and Regulations and direct that this procedure be distributed to all homeowners of the SWCA.

Rentals and leasing of residential properties shall be subject to the following:

1. Minimum rental period will be no less than one hundred and eighty (180) days.
2. Property owners must be current with all SWCA fees and dues and in compliance with Association rules.
3. Rentals and lease shall be charged a minimum fee of \$150.00 per rental or lease term to defray the costs to the SWCA of administration and compliance. Such fee to be paid prior to the commencement of any rental or lease term.
4. The Owner(s) must comply with the Town of Ocean View's rental requirements and obtain a rental license.
5. The owner(s) must complete a background check on any prospective tenants.
6. The owner(s) must complete the Owner Rental Information and Compliance Certification and Background Certification.

7. The overnight occupancy shall not exceed the sum of two (2) adults and one (1) child over the age of six (6) per the number of bedrooms registered with the Town of Ocean View. Children under the age of six (6) shall not be counted towards the overall number of occupants.
8. Renters/Tenants shall only park any vehicles in the garage or driveway of the property overnight. In no case shall there be more than one (1) vehicle per registered bedroom.
9. A copy of the lease agreement incorporating these terms shall be provided to the property management company for review by the property management company and BOD.

The Board Secretary certifies that the above is a true and correct copy of the resolution that was duly adopted and entered into the minutes of the May 14, 2024 meeting of the Board of Directors of the Silver Woods Community Association.

Diane Seeger, Secretary

May 14, 2024

Date Signed

Marc Bognar, President

May 14, 2024

Date Signed

OWNER RENTAL INFORMATION AND COMPLIANCE CERTIFICATION

Owner(s) Name(s): _____

Property Address: _____

The Silver Woods Community Association (SWCA) requires that every time a property is rented or leased the homeowner(s) is required to complete this Information and Compliance Form and submit to the property management company in advance of the commencement of the rental/lease. The owner of a property used as a rental or leased property shall be responsible to the SWCA for the actions of the tenants residing in the property.

By submitting this certification, I(We) agree to comply with the following minimum requirements:

1. Renters/Tenants shall comply with all SWCA rules and regulations.
2. The Property Owner must fully comply with the Town of Ocean View's rental requirements and obtain a rental license.
3. The Property Owner will comply with the minimum rental period of six (6) months.
4. The overnight occupancy shall not exceed the sum of two (2) adults and one (1) child over the age of six (6) per the number of bedrooms registered with the Town of Ocean View. Children under the age of six shall not be counted towards the overall number of occupants.
5. Renters/Tenants shall only park vehicles in the garage, driveway of the property, or a designated parking area overnight. In no case shall there be more than one (1) vehicle per registered bedroom.
6. A copy of the rental/lease agreement incorporating these terms shall be provided to the property management company for review by the property management company and SWCA Board of Directors.

Violations shall result in a fine of \$250 per violation, per occurrence. After the second violation, the key fob will be turned off and access to any community amenities will be restricted. These penalties are in addition to other remedies available to SWCA.

Renter/Tenant Name(s): _____

Renter/Tenant Contact Number: _____

Rental Start Date: _____ Rental End Date: _____

Number of People in property: _____

I/We hereby certify to comply with all SWCA and Ocean View rental requirements.

Signed: _____

Signed: _____

Date: _____ Date: _____

BACKGROUND CERTIFICATION

Owner(s) Name(s): _____

Property Address: _____

Prospective Tenant Name(s): _____

1. I/We have undertaken to have a nationwide background check performed on each of the above-named prospective tenants.
2. Such background check was performed by an independent, reputable, experienced professional agency.
3. The agency conducting the background check holds any and all licenses necessary to conduct such background checks as may be required by state or federal law.
4. I/We have reviewed the information contained in the background check report(s), and there is nothing identified in those reports indicating that the prospective tenant(s) would pose a health or safety risk or pose any other type of danger to the other Owners and Occupants of the Silver Woods Community or their properties. Specifically, there is no evidence of any of convictions in the past 7 years of the following criminal activities:
 - Assault, battery or other evidence of violence against persons or property
 - Sexual assault or other criminal sexual activity
 - Stalking, harassment or similar acts
 - Robbery, burglary, murder, rape, or other violent felony against persons or property
 - Drug-related activity
5. I/We understand that the above list is not intended to be exhaustive, and the mere absence of evidence of such activity does not necessarily indicate that the prospective tenant poses no health or safety risk or other type of danger to Owners and Occupants of the community.

I/We hereby certify the above to be true as of the date hereof.

Signed: _____ Signed: _____

Date: _____ Date: _____

ALL OWNERS OF THE PROPERTY MUST SIGN THIS CERTIFICATION, AND ALL

SIGNATURES MUST BE ACKNOWLEDGED BY A NOTARY PUBLIC.

STATE OF _____)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20____, before me
appeared _____ to me personally
known to be the person described in and who executed the same as his/her act free
and deed.

Notary Public

STATE OF _____)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20____, before me
appeared _____ to me personally
known to be the person described in and who executed the same as his/her act free
and deed.

Notary Public