

Deer Island Homeowners Association of Killarney
Policy Resolution # 2022-01
Leases/Registration of Tenants

Whereas, Article III, Section 4 of the Declaration of Covenants, Condition and Restrictions grants the Association through the Board of Directors the power to enforce use restrictions, and

HEREAS, the Association shall have the authority to make and to enforce standards and restrictions, and

NOW BE IT RESOLVED THAT in order to manage the needs of the Board to know who is living in a home in the community in case of an emergency or violation of the Use Restrictions, the Board of Directors establishes a policy as follows:

Rental policy/Registration

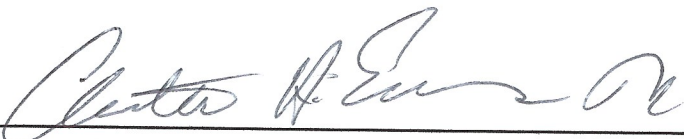
The Board in review of Article VIII, Section 1, which restricts use of the land to residential use, determined that this does permit owners to rent their house out within the occupancy and time limits on rentals established in Orange County ordinances.

The homes on Deer Island are not zoned by Orange County for short-term or transient rentals. Owners may only rent their homes for a period of twelve (12) months or longer. In order to protect the security of the community, the Board requires that owners who are going to rent their house reside in that house for a minimum of twenty-four (24) months prior to renting their house, complete the attached form providing contact information for the tenants, including names, phone numbers, and email addresses; and the same information for the Property Manager responsible for the house in the owner's absence. The owners must provide the Property Manager with a copy of the Use Restrictions and the Property Manager must provide the Board with a copy of the executed lease. The Owner/Property Manager must contact the Association Manager to arrange for gate access and/or access devices to the security gate.

These forms and documents must be provided to the association within ten (10) days of the lease execution, prior to the move in date.

Recorded in the Book of Minutes on January 17, 2022.

Signed January 18, 2022



President—Board of Directors



Secretary—Board of Directors

Deer Island Homeowners Association of Killarney

C/O HMI

760 Florida Central Parkway, STE 200, Longwood, FL 32750
Phone 407-628-1086 Fax 407-392-1533 carol@hmi-c1a.com

Homeowner/Tenant information form—Lease of Residence

Homeowner information:

Deer Island home address: _____

Name(s): _____

Phone numbers: 1) cell _____ 1) home _____ 3) work _____

Phone numbers: 1) cell _____ 1) home _____ 3) work _____

Email address(s): _____

Mailing address: _____

Term of lease: Begins on _____; ends on _____.

_____, I, the owner, will be managing the property myself.

_____, I have a management company that will be handling my rental.

Management company name: _____

Contact: _____

Telephone: _____ Fax: _____

Email address: _____

Mailing address: _____

Tenant information:

Name(s): _____

Phone numbers: 1) cell _____ 1) home _____ 3) work _____

Phone numbers: 1) cell _____ 1) home _____ 3) work _____

Email address(s): _____

Vehicle information: Make _____ model _____ year _____ tag _____

Make _____ model _____ year _____ tag _____

A copy of the executed lease must be provided with this completed form to the Association Manager prior to tenant move in date.