



RENTAL POLICY and PROCEDURES

Each fall the Board of Directors reviews the ERTHA community CC&Rs and updates the community scope and sequence format to address neighborhood needs. With a goal of improving property values, quality of life and safety, the board has worked to increase compliance with reference to the identification and management of rental properties .

Per the CC&Rs, owners are required to submit an HOA rental registration form to the community manager for every rental. The HOA rental registration form must be completed with every lease, which includes lease renewals. Please note that all lease agreements must be for a period of 30 days or greater. Homeowners who are not in compliance with the renter registration process will be subject to fines as outlined in the established noncompliance fine schedule.

The Board of Directors is working to increase compliance for rental properties in order to ensure that homeowners and rental residents are aware of and in compliance with the CC&Rs. Additionally, in the event of a neighborhood emergency or event that requires immediate identification, contact and notification of community residents, it is imperative that the HOA manager has the necessary information to make contact with residents and occupants of all community properties.

If you are a homeowner who is renting a unit, please contact the community property manger to request a rental registration form. The community compliance information that homeowners are required to share with tenants prior to the completion of a lease agreement should also be included in the aforementioned request. Tenants are responsible for compliance with ERTHA in the same manner as owners.

The rental registration process is addressed in detail in the ERTHA CC&Rs, Article VII, Section 12.

If you have any additional questions or concerns, please contact the community property manager.

Additional information: CC&R compliance is required with reference to the exterior property, window coverings etc. as outlined in the CC&R document. Homeowners of rental properties are further reminded that in order to maintain personal property value and safety of said property as well as the property value and safety of neighboring properties, ongoing homeowner awareness and responsiveness to both the internal as external structures of a rental unit is best practice for ensuring CC& R compliance and property value.