

HOMEOWNER



RENTER

RENTAL POLICIES AND PROCEDURES

In fall 2017, the Board of Directors reviewed the ERTHA community CC&Rs and developed a scope and sequence format to address neighborhood needs. With a goal of improving property values, quality of life and safety, the board has been working 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.

In addition to completion of a rental registration form, homeowners are required to provide community compliance information to tenants prior to the completion of a lease agreement. Tenants are responsible for compliance with ERTHA CC&Rs in the same manner as owners.

If you are currently a homeowner who maintains a rental property within the Elk Run Townhome community, please request and complete a renter registration form. Return the completed form to the HOAMCO property manager . The rental registration process is addressed in detail in the ERTHA CC&Rs, Article VII, Section 12.

As future rentals occur, the ERTHA property manager should be contacted in order to obtain a rental registration form and community compliance information document . Additional questions or concerns may also be addressed through the ERTHA property manager.