



Rental Restrictions Summary: ¹

1. Definition of "Single Family":

- A single person or family (related by blood, marriage, or adoption) may occupy a dwelling, including not more than one tenant.
- Up to four unrelated persons may occupy a dwelling.

2. Time Shares:

- No time shares or multiple ownerships are allowed without written approval from the Association.

3. Non-Lease Period:

- New owners cannot lease their property for the first 13 months of ownership.
- If the property is owned by an entity or trust, only designated representatives may occupy it during this period.

4. Leasing Conditions:

- The entire property must be leased (no partial leases).
- Leases must be in writing and for a minimum term of 3 months.
- Tenants must comply with HOA rules, and copies of the lease and any renewals must be provided to the Association. The lease must include a provision requiring the tenant to comply with the terms of the Declaration and any other governing document, rule, or policy of the Association.

(Example: Tenant acknowledges the mandatory Association's governing documents. Tenant acknowledges his/ her legal requirement to abide by the association's recorded and governing documents and shall not cause any violation of the association's documents, rules or regulations. Violation of the association's covenants, conditions, and restrictions shall constitute a material violation of the Lease Agreement.)

5. Penalties for Early Leasing:

- Owners who lease their property during the Non-Lease Period owe 50% of any rent received to the Association.

6. Enforcement:

- The Association can terminate leases or take enforcement actions for non-compliance.
- Owners are responsible for any legal fees incurred by the Association in enforcing these rules.

¹ This document is only a summary and is not intended to alter or amend the terms of the Association's Declaration or governing documents. For the definition of "Single Family," see Art. I, § 2(cc) of the Declaration. Time shares and rental restrictions are primarily addressed in Art. IX, § 20.