

# Leasing—Rules and Regulations

Adopted 3/23/10

LEASING – No building on any Lot may be leased except in accordance with Oyster Harbour’s declaration, bylaws, and rules and regulations promulgated by the Association and as set forth herein.

1. Common elements shall not be used for public commercial purposes.
2. Lot owners who intend to lease a dwelling unit in Oyster Harbour must first contact the HOA to review the appropriate steps and documents for renting.
3. No dwelling unit shall be rented for a period of less than twelve (12) months.
4. Lot Owners shall only enter into a lease of their dwelling to a single family for residential purposes only.
5. Any owner who rents a dwelling unit has an obligation to immediately report such rental to the Association’s Managing Agent including the rental period along with the names, telephone numbers of the tenant, and a copy of the lease.
6. It is the Lot Owner’s responsibility to deal with complaints against their tenant.
7. All Lot Owners who lease their dwelling unit are to include in their lease agreement a requirement stipulating that their tenants must abide by all HOA Rules and Regulations. It is also the Lot Owner’s responsibility to provide copies of the HOA Rules and Regulations to their tenant and obtain that tenant’s signature acknowledging receipt of same.
8. If a lease between Lot Owner and tenant stipulates that the tenant is responsible for yard maintenance (weeding, planting, mulching, etc.), it is the responsibility of the Lot Owner to make sure the yard is maintained and to address the situation if it is not.
9. If the yard is not maintained, the HOA will send a letter to the Lot Owner and the Lot Owner will have 10 days to bring the property up to presentable conditions.
10. If the situation is not addressed after 10 days or there is an infraction of any of the rules and regulations of the HOA, a hearing will be held as required by Chapter 47F to determine if there is an infraction of the rules, and whether or not privileges or services will be withheld or a fine imposed against the Lot Owner or tenant, or both.
11. A Lot Owner who enters into a lease of their dwelling unit agrees to be held responsible for any damages incurred by or violations committed by their tenant.

Motion Hank Gallagher

Second Bob Simasek

Pass X Fail \_\_\_\_\_ Tabled \_\_\_\_\_  
Yea \_\_\_\_\_ Nay \_\_\_\_\_

Roll call if applicable

<u>X</u>	Ross	<u>JR</u>
<u>X</u>	Madsen	<u>GM</u>
<u>X</u>	Gallagher	<u>HG</u>
<u>X</u>	Evans	<u>EE</u>
<u>X</u>	Simasek	<u>BS</u>

# Resolution # 3.23.10

## Development of Leasing Rules and Regulations

Whereas Oyster Harbour is a private, residential community, and

Whereas Oyster Harbour is composed of single-family homes, and

Whereas it is in the best interest of all Association property owners that their property values be protected, and

Whereas the Association needs to protect itself from certain liabilities,

Therefore be it known that any Oyster Harbour property owner who wishes to lease out a home is required to lease it for no less than a one-year signed lease, and

Therefore said homeowner must get approval from the Board of Directors for each submission of said owner's property to be leased for each one-year period, and

Therefore said owner is responsible for making known any rules and regulations of the HOA to be followed by said lessee, and

Therefore said owner is held responsible for any damages incurred by or violations committed by said lessee, and





Therefore the Board of Directors will adopt Rules & Regulations for the leasing of dwellings within Oyster Harbour.

Motion Hank Gallagher

Second Joan Ross

Pass   X        Fail \_\_\_\_\_      Tabled \_\_\_\_\_  
Yea \_\_\_\_\_      Nay \_\_\_\_\_

Roll call if applicable

<u>  X  </u>	Ross	
<u>  X  </u>	Madsen	
<u>  X  </u>	Gallagher	
<u>  X  </u>	Evans	
<u>  X  </u>	Simasek	