

# FOREST TRAILS HOA

## Important Reminders - Rental Rules and Regulations

This notification is to inform everyone of some essential rules and regulations concerning home rentals within the Forest Trails HOA. It is crucial that all members are aware of these guidelines to ensure the well-being and harmony of the neighborhood.

### Rental of Homes

Should any homeowner wish to lease their property to individuals other than themselves or their immediate family, whether through leasing, renting, or other means, it is mandatory for the owner to adhere to the following guidelines:

- 1- Notification and Agreement: Prior to leasing or renting, the owner must inform the prospective lessee, tenant, or occupant that the use of the premises is subject to our community's rules, regulations, and the provisions outlined in our Declaration (CC&Rs). The owner should also secure a written and signed agreement from the lessee, tenant, or occupant, confirming their commitment to abide by all covenants and restrictions set forth in the Declaration, as well as these rules and regulations.
- 2- Enforcement of Rules: This written agreement should explicitly state that the tenant's right to occupy the premises is contingent upon their compliance with the Declaration/CC&Rs and our community's rules and regulations. Both the occupant and the owner acknowledge that any failure to adhere to these rules shall empower the Association to initiate legal action, either in the name of the Association or the owner, to enforce the CC&Rs and community regulations.
- 3- Lease of Home and Lot: The entire home and its associated lot must be leased together, without the possibility of subleasing. Owners are responsible for ensuring that their renters and occupants fully comply with these documents.
- 4- Notification to the Association: Owners must notify the Association in writing whenever they lease or rent their property. This information should be provided to the Board before the commencement of the lease. The required details include:
  - Tenant contact information, such as the renter's name and phone number, along with the names of all occupants of the home.
  - The duration of the rental agreement.
  - Contact information for any property manager, if applicable.
  - Any additional information that the Board deems necessary for the proper operation of the Association.

Furthermore, owners are obligated to provide tenant contact information each time a lot is leased or rented to a new renter or occupant.

We believe that adherence to these regulations will contribute to a harmonious living environment for all residents within our community. In cases of non-compliance, the Association is prepared to take appropriate action to ensure that our community remains a desirable and welcoming place to live.

Should you have any questions or require further clarification on any aspect of these rules and regulations, please do not hesitate to reach out to our HOA office.

We appreciate your cooperation and understanding in upholding these important guidelines. Together, we can continue to preserve the beauty and tranquility of our community.

Thank you for your attention, and we look forward to your continued support.