

Huntington Woods HOA Rental Rules

The following written Rules and Restrictions are adopted in order to maintain high market values within our community and also to make it a peaceful and good place to live. These rules are intended to comply with all applicable federal, state, and local laws and ordinances. Further, these rules are meant to supplement the Huntington Woods HOA Rental Amendment Policy adopted earlier in the year 2013.

Introduction

In the interest of protecting homeowners and their families, preserving property values and enhancing the quality of life within the community, the Association has developed a standard set of rules and procedures addressing the renting or leasing of homes within the community. The following material outlines the rules, requirements and responsibilities of homeowners who are renting or leasing property within the Huntington Woods Community.

Rules and Regulations Regarding Rental of Homes

All owners who rent or are considering renting their home are subject to these Rules and Regulations. This condition also pertains to instances where the owner rents to a family member.

- All lease agreements must be in writing and be for a term of at least one year.
- Sub-leasing will not be permitted
- Owner will be responsible for paying monthly dues or assessments.
- Owner must provide tenant with copies of the Bylaws, CCR's and all policies, rules and guidelines governing the Association.
- Owner must provide HW- HOA with the following:
 - a. Owners correct residence address and home or cell phone number
 - b. A copy of the entire lease agreement
 - c. The legal name of every tenant signing the lease agreement.
 - d. The home or cell phone number of tenant and the work phone number of every tenant signing the agreement.
 - e. The e-mail address of tenant – if tenant agrees.
- Huntington Woods is a single family dwelling place and no more than two people per bedroom are allowed. No multiple families will be allowed!
- Owner must make tenant aware of parking guidelines such as having only two vehicles per home and other restrictions as per our governing documents.
- Owner is responsible for any communication between Renter and HOA or HOA Property Management.
- Any rules violations will be the responsibility of the Owner.

