

## **Board Policy Governing Rental Limitation & Pet Policy**

The Board has recently discussed and voted on a policy which would pertain to the proposed rental and pet limitations should they pass. This policy would address concerns with those who currently rent their properties and their ability to do so on an annual basis. The policy is stated as follows:

### **Board Policy Governing Rental Agreement and Pet Renewals**

**Background:** The Board has the responsibility to review and approve or reject one -year Rental Agreements as they come due at various time during the year. The following is the process adopted by the board to accomplish this task:

The Board hereby adopts the following policy for the renewal of such leases:

Property Owners of rental properties will submit for the Board's review and approval either a new lease agreement or a renewal addendum for an existing resident at least 30 days prior to such renewal date.

Provided the owner is current with HOA fees and the residents are abiding by the CC&Rs of the HOA, existing leases will be renewed by the Board and given priority over requests for new rental properties.

In the event that the Board has a concern, the board will notify the owner in writing by letter or e-mail of the concerns. The owner will have 60 days to cure the concern. If the concern is cured by the owner in that time frame, approval will be given to continue to rent the unit. If the issue is not cured, then the Board may terminate the right of that owner to rent the property.

Owners with more than 2 pets at the time of the adoption of this amendment to the CCR's will be grandfathered and allowed to continue to have the current number of pets until the property owner moves or the pet is deceased.