

Gardens on the Rio Grande HOA Rental Policy

This document defines the Gardens on the Rio Grande Homeowners Association (HOA) policies and procedures regarding association homeowners renting their property.

Homes may be rented as outlined in the Amended Declaration of Restrictions, Covenants and Conditions.

Section 3.01: Permitted Uses of Property

b. No dwelling shall be used as a boarding house or divided into apartments or rooms for rental purposes. This subsection does not prevent the rental or lease of the whole dwelling by the Owner thereof, but any such rental or lease must be by written agreement which requires the tenant to observe these Restrictions. No dwelling may be leased or rented for a period of less than thirty (30) days.

Policy

Homeowners shall inform the Association of the names, phone numbers, and email addresses of tenants. If the home is going to be vacant for more than 30 days or rented, then homeowners shall provide the HOA Board with the homeowner's new or temporary address and contact information. Homeowners who are renting their property and employing a property management company shall also provide property management company contact information.

A legal New Mexico rental agreement must be prepared for all homes being rented.

The homeowner is responsible to assure that a copy of each current lease is filed with the Homeowners Association Board of Directors before tenant(s) moves in so that the tenant(s) can be contacted if necessary.

The Association requires the following stipulation to be included in every lease:

Each lease must include terms stating that ***“the Lessee is subject to the HOA Declaration of Covenants, By-Laws and Association Rules.”***

Failure to provide a copy of the lease with the amended terms identified above shall result in a \$250 fine per 30 days assessed to the homeowners Association fee account.

Homeowners shall be held responsible for all Association covenants and By-Laws such as landscape maintenance, home upkeep/appearance, and Association fees in compliance with covenants, By-Laws and Homeowners Association policies. Failure to do so shall result in a fine in accordance with subdivision documents, and all fines shall be assessed against the homeowner.

Homeowners currently renting their home(s) shall provide the Homeowners Association Board of Directors with the required information within thirty (30) days of implementation of this Rental Policy or be deemed delinquent and subject to fees identified in this Policy.