

GROVELAND HOMEOWNERS ASSOCIATION

Residence Leasing Policy

March, 2016

Owner occupancy is the purpose of all residential homes within the Groveland Homeowners Association community. This policy is to foster and promote stability, a safe and well-maintained neighborhood, and relationships that can only be developed through occupancy by owners of the property. At times, owners may deem it is necessary to lease a residence. Following are restrictions on the use of property.

POLICY

The policy is pursuant to the "Amended and Restated Declaration of Easements, Covenants, Conditions and Restrictions for Groveland Homeowners Association" effective December 11, 2015, Article VII "Restrictions on Use of Property." The following rules apply to the lease of residential units:

1. Owners who desire to lease a residence must notify the Groveland Homeowners Association Board of Directors and provide a copy of the final lease agreement at least 30 days prior to the commencement of the term of the lease so that the Board may confirm the lease provisions.
 - a. The lease must be in writing including the names of the tenants.
 - b. The lease shall not be for a term longer than twelve (12) consecutive months.
2. The residential owner is required to check the Registered Sex Offenders List regarding the proposed lessee(s).
3. Lessees shall not be entitled to the use of a boat slip, either independent of the owner or in conjunction with the owners.
4. The residential owner is required to assign the rent to the Association if the owner is delinquent in the payment of his/her common charges.
5. No lease will be granted for less than the entire unit.
6. No lease will be granted for less than one (1) month.
7. Lessees shall abide by all rules and regulations of the Groveland Homeowners Association and attest to having read and understand the Rules and Regulations upon the execution and delivery of the lease.
8. Owners who have leased their property shall not be entitled to use any of the common areas and common facilities, including, but not limited to, boat slips, buoys and beach area during the term of the lease.
9. Owners who have leased their property shall pay a fee to the Association in the amount of \$250 per month for each month during the term of the lease, in addition to the regular Association dues, any special assessments or other fees, in recognition of the additional wear and tear and lack of owner participation in maintaining the Association common areas.