

August 22, 2013

Message from the President:

Forest Hills is a beautiful community enjoyed by its owners, residents, and neighbors. We understand that at times it does become desirable to rent ones home. When this occurs, tenants may not be aware of the all of the rules and obligations imposed on the property. Additionally, home owners who have rented their homes will remain liable for any violation of the Association's governing documents attributable to their tenants. As such, several owners have inquired if there is sample language to include in their leases to help assure that tenants are aware of the restrictions imposed by the governing documents, and provide the owners an avenue to have tenants correct violations if they continue to occur.

The Association has found the following language, which owners who are renting their property may wish to include in their lease agreement. The Association assumes no liability for, and makes no guarantee or representation with regard to anyone's use of the following language for any reason.

Compliance with Homeowners Association's Documents.

The terms of this lease are subject in all respects to the provisions of the Forest Hills Declaration, Articles of Incorporation, Bylaws, and any rules and regulations ("Governing Documents") of the Forest Hills Homeowners Association. Tenant hereby acknowledges that he has been provided with a copy of the Forest Hills Governing Documents. Tenants are expected to abide by Forest Hills' Governing Documents. Any failure by the Tenant to comply with the terms of such Governing Documents shall be a default under the lease and grounds for eviction. Tenant shall reimburse Lessor for any charges incurred by Tenant, or his guests and invitees, resulting from violations of the Forest Hills Governing Documents.

Elaine C, Freeman, FHCA President