

Park Ridge



SPECIAL NOTICE TO PARK RIDGE HOMEOWNERS WHO RENT THEIR PROPERTIES

Below you will find the Park Ridge Rules and Regulations (adopted 2018) regarding RENTALS in Park Ridge. The entire document can be found on the Park Ridge website (through Vantage Community Management). Your compliance with these rules is expected. Thank you.

CHAPTER 3: RENTALS

3.1 Introduction. The Board of Directors has discussed the issues posed by Tenants and non-Owner Occupants residing in the Park Ridge Homeowners Association residential community, especially with regards to their knowledge and compliance with the Association's Governing Documents. Failure by Owners, realtors, and property managers to provide copies of the Association's Governing Documents to prospective and actual Tenants, or even informing them that they exist, can lead to a variety of problems for the Association. In the interest of ensuring that the Association has adequate information with which to communicate with Owners and their Tenants about Association issues, and to enhance the Association's ability to communicate regarding Tenant compliance with the Governing Documents, the Association has adopted the following Rules and Regulations.

3.2. Obligations of Owner/Landlord.

3.2.1 Owner to Provide Governing Documents to Tenant. Each Owner who Rents or Leases any portion of his or her Lot in the Park Ridge Homeowner Association shall provide the tenant(s) with a copy of the following documents:

- Covenants;
- Bylaws;
- these Rules and Regulations; and
- any other documents, resolutions, or policies, as may be designated by the Board.

(Amended 3/12/18)

3.2.2 Notice of Occupancy Changes. All owners must register any tenant(s) with the board at the time the tenant(s) move-in. Owners shall in writing provide the board the following information:

- The name(s), telephone number(s), email, and street address of any property management company and current contact information for non-resident owner.
- The Lot number and name(s), email address(es) and telephone number(s) of all tenants responsible for the rental agreement.
- The time period the tenants will be occupying the home.

(Amended 3/12/18)

3.2.3 Registration of Pre-Existing Occupants. Within thirty (30) days of adoption of this Rule, Owners shall register any existing Tenants or Non-Owner Occupants of their Lots (other than Related Parties) by providing the Board of Directors with the information required by the preceding paragraph.

3.2.4 Owner Responsibility. Each Owner shall be responsible for ensuring that the occupant(s) of his or her Lot, Tenant(s), and said Owner's guests, invitees, licensees, and agents are aware of and comply with the Association 's Governing Documents.

3.2.5 Owner Liable. Each Owner shall be personally liable for any violation fines, damages, or costs of enforcement incurred, directly or indirectly, as a result of the actions or inactions of their Tenant(s), guests, invitees, or the occupants of his/her Lot.

Such fines, damages, and cost of enforcement shall be collectable by the Association in the same manner and with like effect as annual assessments.

3.3 Additional Rules Regarding Rentals.

3.3.1 Owner as Landlord. The Association does not and will not provide services to Tenants that are typically provided by a landlord, including without limitation, preparing a home to be leased, collecting rent, performing maintenance or repairs, and addressing Tenant complaints.

3.3.2 No Voting Rights for Tenants. Tenants do not have voting rights under the Association's Governing Documents. However, they are welcome to assist the Association by serving on committees (except the ACC) and volunteering their time for the benefit of the community.

3.3.3 Minimum Rental Time Period. Minimum lease or rent period may not be less than six months. The exception is rentals to accommodate major regional events such as those hosted at Chambers Creek Properties as defined by the board.

(Added 3/12/18)