

VENTANA LAKES RULES FOR HOMEOWNERS

Rule 6. Rentals Of Homes

1. Home Rentals

- A. Effective January 1, 2006, all owners of rental/lease property shall have their tenants register in the Management Office as a renter to obtain a badge, age verification certification, and provide such information as required from residents including but not limited to, name, contact and emergency contact information. This must be done within 30 calendar days of such rental/lease.
- B. Owners of such property being leased shall comply with all applicable laws and all requirements of any governmental agency or authority regarding leasing of Lots.
- C. The Owner will provide copies of the CC&Rs, Bylaws, Architectural Guidelines, VLPOA_Community Information and other administrative information needed by the tenant. Additional copies may be purchased at the Management Office if needed.
- D. When a tenant leaves, the property owner shall notify the Management Office, and insure that all keys, badges, or other VLPOA property is returned.
- E. The Owner shall be required to follow all of the above procedures with each new tenant.
- F. Any violation of this Resolution shall incur a violation fee of no less than \$150.00 and notice to appropriate government agencies of such violation if applicable. Such violations fines shall be imposed immediately after 15 business days written notice to the Owner if such violation is not corrected, and additional fines shall be imposed based on Board approved action.
- G. Should property not be properly maintained by a renter or lessee, all legal or other remedies shall be enforced against such owner, and any additional fees associated with enforcement actions shall be the responsibility of the owner.
- H. All leases shall be required in writing and shall be for a term of three (3) months or more. See the Ventana Lakes CC&R's, Article IV, Sec.E.1.4. (Tenants.)
- I. The Board reserves the right to charge recreational fees to a Lessee or renter under the provisions of the CC&R's Article IV, Sec.E.1.4. (Tenants.)

Formerly 2005-05, January 2006; amended June 20, 2009 to comply with new CC&R's adopted in 2009; re-adopted January 20, 2010.

2. Tenants; Property Owner Responsibilities

- A. At least one renter, who will reside in the dwelling, must be 55 years of age. No children under the age of 18 are permitted. It is the responsibility of the property owners to inform their tenants of the CC&Rs and Ventana Lakes Rules. See CC&R's Article IV, Sec. D.
- B. Property owners must provide verification of the name(s) and age(s) of the renter(s) to the Management Office as soon as the facility is rented. Any violation of these documents on the part of the tenant is the ultimate responsibility of the property owner. CC&R's Article IV, Sec.E.1.4. (Tenants.)

Formerly 2005-05, January 2006; amended June 20, 2009 to comply with new CC&R's adopted in 2009; re-adopted January 20, 2010.