

VENTANA LAKES RULES FOR HOMEOWNERS

Rule 6. Rental/Lease Of Homes

Effective January 1, 2006, all owners of rental/lease property shall have their tenants register in the Management Office as renters.

6.1. Property owners responsibilities

- A. It is the property owners' responsibility to comply with all applicable laws and all requirements of any governmental agency or authority regarding renting/leasing of Lots.
- 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.)
- C. The Owner will provide either copies of the CC&Rs, Bylaws, Architectural Guidelines, VLPOA Community Information and other administrative information needed by the tenant, or have the tenant sign an acknowledgment of the electronic means for viewing the governing documents. Copies may be purchased at the Management Office if needed.
- D. When a tenant leaves, the property owner shall notify the Management Office immediately, and insure that all keys, badges, or other VLPOA property is returned.
- E. All rentals/leases shall be required to be in writing.
- F. Rentals/leases may be on monthly terms, of three (3) months. or See the Ventana Lakes CC&R's, Article IV, Sec.E.1.3. (Leasing Tenants, page 19.)
- G. The Owner shall be required to follow all of the above procedures with each new tenant.
- H. Property Owners are ultimately responsible for a tenants compliance with Ventana Lakes Rules.

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

6.2. Tenants Responsibilities

- A. Within 15 calendar days, each renter/leser shall obtain a badge, provide the Management Office with age verification certification, and provide such information as required from residents including but not limited to, name, contact and emergency contact information.
- B. 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. (Age of Residents).

- C. Renters/Leasers are responsible for abiding by the CC&R's and Ventana Lakes Rules.
- D. It is the responsibility of the renter/leaser to obtain a copy of all governing documents from either the property owner or the management office or sign an acknowledgment of the electronic means for viewing the documents.

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

6.3. Violation/Enforcement

- A. Failure on the part of the property owner to register any renter/leaser within the 15-days shall constitute a Rule violation.
- B. Any renter/leaser who fails to obtain copies or acknowledge in writing receipt of the governing documents by electronic means can still be held accountable for failing to comply with all governing documents.
- C. Any violation of this Rule shall incur a violation fee, between \$100 and \$1,000 per week, plus costs associated with the enforcement procedure, to the property owner, until the violation is corrected. Due process shall be followed which involves the issuance of a certified written notice of the violation to the property owner and the tenant. The notice to the tenant is a courtesy, the property owner is ultimately responsible for correcting the violation. The property owner shall have 15 days to respond to the violation notice and provide proof corrective action is being taken to correct the violation after which time the monetary fines shall be imposed. A property owner can file an appeal with the Board of Directors.
- D. Any city ordinance or state law violation shall be reported to the appropriate government agencies.
- E. Should property not be properly maintained by a tenant, 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.