

# Landlord Registration / Lease Agreement Form

## Introduction

This Lease Agreement Form is designed to assist you in complying with the stipulations outlined in Article V of the Fountains' bylaws, officially adopted on November 9th, 2023, for homes, both new and existing, being leased starting from January 1, 2024. It is imperative for homeowners to observe and abide by these terms and conditions when engaging in lease agreements for homes situated within The Fountains Subdivision

## Section 1: Reporting Existing Tenants

- Within three months of the adoption of these changes, members with existing tenants must register their home as a rental property and provide the Secretary with the tenant's name(s) and contact information. Send filled out form by Email or Snail mail. (Print PDF from [www.TheFogHoa.com](http://www.TheFogHoa.com))
- Thereafter, before proposing to lease the property for the first time, or signing a lease with new tenants, the owner must supply / update the same information to the Association.

## Section 2: Compliance with Association Rules

- The lease must include a clause mandating the tenant's compliance with all applicable Association rules and standards.

## Section 3: Minimum Rental Term

- The rental term must be for a period of not less than three months.

## Section 4: Lease Approval Process

- The Association will deny any proposed request to have renters that exceed the maximum 5% allowed rental properties or have a term of less than three months.
- Furthermore, renters of these properties will not have voting rights, be able to attend association meetings, or receive keys or access cards for the common areas from the Association. (Owner must access cards)

## Section 5: Revocation of Rental Property Permission

The Board of Directors reserves the right to revoke an owner's permission to have a rental property under specific circumstances:

- Exterior Maintenance: If the Board determines that the owner is not maintaining the exterior of their property according to the Association's standards.
- Repeated Violations: If there are repeated violations of the Association's rules by tenants occupying the rental property.
- Not in Good Standing: If the owner does not remain in "Good Standing" as described in Article III.

In any of these events, the Association shall provide prior notice to the owner of the violation(s).