

Birch Knoll Condominium Association

Leasing/Rental Rules

Adopted by the Board of Directors of the Birch Knoll Condominium Association on November 13, 2006.

Birch Knoll Leasing/Rental Rules

Birch Knoll units are allowed to be rented for periods more than 60 days.

Unit owners leasing/renting their unit are required to:

1. Complete a Lease/Rental Agreement Form. An example of this form is attached. (Contact the Association Manager for an updated version of the form.)

Information required on this form includes the:

- Mailing address and phone numbers of the unit owner
- Names and phone numbers of all renters/tenants in the unit
- Length of the lease/rental agreement and the move in and move out dates of the renter/tenant
- Vehicle(s) make, model, and license plate number of the renter/tenant.

The unit owner must indicate that he/she has provided the renter/tenant with all Association policies and covenants (available from the Association Manager) and sign and date the form prior to the move in date of the renter/tenant. The form must be submitted to the Association Manager.

2. Submit the written leasing/rental agreements to the Association Manager with the Leasing/Rental Agreement Form. The Association Manager will submit the agreement to the Board of Directors of the *Birch Knoll Condominium Association* for approval.

Lease/rental agreements must be in writing and require the renter/tenant to comply with the terms of the Association Rules and Covenants.

Approval will not be unreasonably withheld except in the case that the lease/rental agreement does not comply with the rules and covenants of the *Birch Knoll Condominium Association* or that may affect a unit's eligibility for financing.

Failure to comply with the Birch Knoll Leasing/Rental Rules may result in fines to the owner of the unit until such violations are corrected, as is indicated in the Association's Enforcement Language policy dated November 18, 2002 (copy attached).