

The Forest/Phase 6 Owner's Association (the Association)

Property Rental Rules

Effective Date: 07/13/2020

Purpose

These rules are being implemented to address the manner in which property in the Association may be used as residential property rental, and to describe the responsibility of property owners for the actions of their renters, tenants, or lessees with regard to the Association's Declaration of Covenants, Conditions, Restrictions and Easements (the Covenants) and related Rules governing our Association. It is an effort by the Association Board of Directors to maintain a sense of community, awareness, and accountability in our neighborhood.

Rules

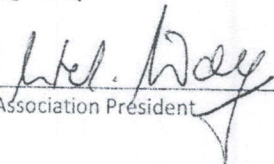
1. Each property is restricted to single-family residential use by the owner thereof, his or her immediate family, guests, invitees, and lessees (the Covenants, Section XII.2). No owner of any property shall permit the use or occupancy of their property for transient, hotel, or commercial purposes.
2. Within 7 days of the start of any rental, a property owner entering into an agreement to provide a home for rent shall notify the property manager, Atlantic Shores Management, LLC, that the property is being used as a rental property, and shall also provide the property manager with the property owner's new contact information (mailing address, email, and telephone number, as applicable).
3. Within 7 days of the start of any rental, property owners are encouraged to provide tenants with all Association Rules and Regulations (including the Covenants and any related Association Rules). Property owners may obtain and download Association documents via the Owner Portal, or may request that Atlantic Shores Management, LLC, provide owner and/or tenant(s) with electronic copies of the Covenants and all related Association Rules. Regardless of whether property owners provide said information to tenants, property owners shall be held responsible for the actions of their tenants with regard to compliance with the Covenants and all Association Rules.

Remedy


In accordance with Section XX (Hearing Procedures) of the Covenants, failure to adhere to these rules will result in property owners being notified in writing of the infraction, and, if not rectified within 10 days, property owners may be asked to attend a hearing and may be required to pay a fine.

Approved by: The Association's Board of Directors (Ute Wolf, Robert Taylor, Mary Beth Bell)

Signed by:


Association President

7/20/20
Date


Property Manager

07/20/2020
Date