

Deer Creek Reserve

Homes Association

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The governing documents of Deer Creek Reserve allow for the Board of Directors from time to time to enact necessary and reasonable policies. These policies are created with the intention to safeguard your personal property value and to enhance your enjoyment of the community.

The following policy was adopted on May 14, 2012 by the Board of Directors in accordance with the powers granted to them by the governing documents of Deer Creek Reserve Homes Association:

Leasing by Homeowners:

1. A unit owner who intends to lease their unit must notify the Board of Directors in writing. The Board will give the lessor a recommended lease approved by the Board and documents to be executed in full. Although the use of the Board recommended lease is not required, the Board encourages using the approved lease to expedite the approval process. After a lease has been executed by the lessee and the unit owner, the lease and screening application shall be delivered to the Secretary of the Board of Directors. The Lease shall not become effective until it has been approved by the Board of Directors and executed by an authorized representative of the Board. The Board of Directors reserves the right to reject any proposed lease.
2. The lease shall require the lessee to agree to abide and be bound by the lease executed by the parties, the Bylaws and any Administrative Rules and Policies, as amended from time to time. In the event a lessee does not comply with the terms of the lease or governing documents, the lessor or Board of Directors, on behalf of the lessor, may take such action as they shall deem necessary or appropriate to require such compliance. If the lessee continues to fail to comply with the terms of the lease or governing documents, the lessor, or Board of Directors on the lessor's behalf, may terminate the lease.
3. The homeowner will be responsible for the timely payments of the Homes Association Dues each month. All fees, fines, and reimbursements will be charged directly to the homeowner for prompt payment.
4. A.R.C requests will be considered for approval from the homeowner only.
5. Lessee will be required to sign off on all Deer Creek Reserve Policies. Lease must be a minimum of 12 months. Renewals may be considered for a shorter period of time after the initial 12 months with board approval.
6. Owner must provide the HOA with current mailing address at all times.

Fine Policy for Non-Compliance:

Any homeowner who does not comply with the leasing requirements, and is currently renting their unit, will be charged \$50, plus \$25 a day, until all requested documents have been executed and

given to the Secretary of the Board of Directors for review or until lessee vacates the property.