

## New Rental Policy Effective 2.28.26

A new **Rental Investment Property Policy and Procedure** will take effect on February 28, 2026. This policy is designed to ensure clear communication, accurate records, and improved compliance for all rental units within the Association.

Key Points of the Policy:

- **Leasing Requirements:** Homes must be rented as single-family residences. Short-term leases (less than one month) are prohibited.
- **Rental Assessment Fees:** A \$150 fee is due within 10 days of any new lease or tenant move-in. Failure to notify the Association within 10 days will result in a \$300 fine.
- **Documentation:** Homeowners must ensure the Association has up-to-date contact information for both owners and tenants, including rental management companies.
- **Tenant & Owner Responsibilities:** Homeowners must ensure that tenants comply with HOA rules and governing documents. Homeowners are responsible for any fines or violations incurred by their tenants.
- **Tenant Screening:** Homeowners are encouraged to perform background and credit checks on potential tenants.
- **Trash Violations:** Please note that this new rental policy does not negate violations related to excessive trash or dumping of prohibited items. Homeowners will still be fined for violations of these rules, regardless of tenant occupancy. Homeowners must ensure that their tenants follow all HOA guidelines, including proper trash disposal.

Homeowners must ensure their contact information is updated and in compliance with the new guidelines. The Rental Assessment fees will only apply to new rental agreements starting on or after February 28, 2026.

For Questions or to Update Tenant Information:

Please reach out to HOA Services:

Phone: (970) 812-3192

Email: [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)