

KERRIGAN RANCH II COMMUNITY ASSOCIATION

Leasing/Renting Procedures and Short Term Rental Rules

1. When leasing or renting a dwelling or lot, the member/owner must provide Association management with the tenant's contact information, including the tenant's name and phone number, within ten (10) days from the effective lease/rental period. The member/owner must also provide management with a copy of the lease/rental agreement, from which the rental fee amount and other personal information may be redacted.

2. All lease/rental agreements shall require tenants to comply with all rules, restrictions, and governing documents of the Association, and shall further provide that the tenant's failure to comply shall constitute a default under the lease/rental agreement. (CC&Rs, Section 2.1)

3. Members/owners are responsible for the actions and conduct of their tenants, and may be subject to fines for their tenants' violations of the Association's governing documents, after notice and hearing.

4. Short term rentals, including the lease or rental of a dwelling or lot for transient or hotel purposes are prohibited. No dwelling or lot shall be leased/rented for a period of less than thirty (30) days, nor shall any member/owner advertise, in any forum, that his/her dwelling or lot may be leased/rented for less than thirty (30) days.

5. Any member/owner in violation of these rules shall be subject to fines in accordance with the Association's Fine Policy, after notice and hearing.

Approved by the Board 9/12/17