

Timberwood Village Homeowners Association

Policy Resolution # 2009-00

Rental Policy

WHEREAS Articles V of the By-Laws grant The Board of Directors with the power to conduct Association business and, to protect community harmony by providing guidelines and a procedure to address conditions that disrupts that harmony,


LET IT BE RESOLVED THAT the following policy and procedures will be followed:

The Board of Directors (or property manager) to record the names, address, phone numbers and e-mail addresses of the property owners, and tenant (and/or property Management Company). To protect community harmony by providing guidelines, and a procedure to address conditions that disrupt that harmony.

1. This Rental Policy applies to all parties or persons owning property in the Timberwood Village Subdivision.
2. As set forth in Paragraph 1 of the Declaration of Protective Covenants, Reservations Restrictions, Easements and Owners Maintenance Association of Timberwood Village, each lot conveyed in the subdivision shall be used for residential purpose solely. Each such lot shall be inhabited by not more than one single-family.
3. The **Rental Form** must be completed and returned to the HOA within 60 days after the property owner and tenant sign a contract, or the tenant moves in the residence. If the form is not received in 60 days, a reminder letter will be sent to the owner 30 days after that letter is sent a fine of \$50.00 will be levied against the owner.
4. The property owner or property manager must supply the tenant, with a copy of the Covenants of Timberwood village, HOA, BY-LAWS and POLICIES.
5. The property owner and or the property manager will be notified in writing of any violations of the covenants, or of any conditions that disrupts the harmony of the subdivision. Fines for violations of the Covenants, By-Laws, and Policies will be levied against the property owner. The Board of Directors (or the property manager) will follow the existing rules of Enforcement Policy, and Schedule of Fines already established by the Board of Directors.
6. The Board of Directors recommends that the property owner (or the property manager) conducts a thorough background check on all applicants to screen all applicants for criminal history, registered sex offenders and illegal aliens. And be familiar with the Fair Housing Act.

Recorded in the Book of Minutes:

Signed: January 12, 2009



President, Board of Directors
Timberwood Village Home Owners Association