

COUNTRY LAKES CO-OP

POLICY: Home Owner Rental Policy

TENTATIVE ADOPTION DATE: April 15, 2013

Country Lakes Co-Op, Inc. acknowledges the importance of knowing who is residing in our community at all times.

A homeowner who rents his/her home must require his/her renters, (our guests), to follow our rules. Since a number of homeowners who lease their homes have chosen not to follow through with informing their renters of the rules, the following policy will be put in place:

1. If you plan to rent your home, you must notify the office of that intent in writing prior to signing a lease agreement with the renter.
2. As per community rules, the term of the lease must be sixty (60) days or more.
3. The pet rules, CLVI or CLVII, will, along with all other rules, be complied with through homeowners informing their renters.
4. If a renter(s) violates community rules, the **home owner** will be notified in writing to correct the situation. If the violation is not corrected, or occurs again, legal action will be taken against the **home's owner** as allowed by Florida Statute 719 and 723. The owner will receive a notice of seven days to remedy and the renter will receive a notice of seven days to vacate.
5. Renters must undergo a background check which must be completed a minimum of one week prior to their arrival. Forms used to initiate the background check are available in the office. Homeowners will pay \$25 to the office for the background check for any renter who has not been a continuous renter beginning with the 2012-2013 season.
6. We have many homeowners who rent to the same individuals year after year. Those renters are required to report to our co-op office upon arrival. It is the homeowner's responsibility to insure that the renters comply. If within seven working days your renter has not complied, the home's owner will be in violation of our community's rules. Legal relief will be sought as granted under Statutes 719 and 723.

For the wellbeing of all residents, it is important that our co-op has all of the information requested above. With compliance, no legal action will need to be initiated.