

**JACKSON SCHOOL
HOMEOWNERS ASSOCIATION**

HOMEOWNER PROPERTY USED AS A RENTAL POLICY

CC&R Article IV, Section 4.4; Article V, Section 5.1 (j)

Jackson School HOA recognizes the right of an individual property owner to rent or lease their home. Rentals or leases may not be for less than a 30 day period. The legal obligations of the owner do not transfer to any tenant. Property owners should submit the following information to the association office upon the rental of their property:

1. Current contact information for the property owner. This includes address, phone number and email address.
2. Current information and authorization to work with a property management company on the owners behalf if that is the wish of the property owner. This does not remove the owner from any legal responsibilities.
3. Current copy of the rental or lease agreement. Costs associated with the actual rental may be blacked out and are not needed by the association.

Owners should communicate with their tenants as to the rules and regulations of the Association. The ultimate responsibility for compliance rests with the owner. This includes all provisions the CC&R's, By-Laws, Articles of Incorporation and formal policies of the Association.

All rentals or lease agreements must be in writing and "shall provide that the terms of the lease shall be subject in all respects to the provisions of this Declaration (CC&R's) and the Articles of Incorporation and Bylaws of the Association, and that any failure by the lessee or tenant to comply with the terms of such documents shall be a default under the lease."

The board may require a property owner to terminate the lease or rental agreement if it is found that the lessee or tenant has violated any provisions of the above mentioned documents.

The Association may require a property owner to obtain the services of a landscape service company if the property is deemed to be a Repeat Offender. Repeat Offender is defined in the Uniform Enforcement Policy.

Renters may serve on JSHOA committees at the Board's discretion.