

Ridgeview at Sweetwater Hills Homeowner's Association, Inc.

Rules and Regulations

Leasing of Property

As a means of clarifying the directives in the Ridgeview RRC's which restrict the use of a dwelling to single family residential purposes only, the HOA Board of Directors has approved the following regulations regarding leasing of homes in the Ridgeview Subdivision.

No owner is permitted to lease his/her property for transient, hotel, bed and breakfast, VRBO, Airbnb, or other similar purposes. No owner is permitted to lease his/her property to multiple families, unrelated occupants or to minors. No owner may lease less than his entire dwelling and the lease period must be a minimum of six months duration. No lease may be executed without the written approval of the Board. In any and all cases, the lease agreement for a Property must be in writing and the terms of the lease shall be subject to the provisions of the Ridgeview RRCs, Bylaws and all HOA Rules and Regulations, including vehicle and parking regulations.

To assure the safety and security of all permanent residents, the owner of the leased property shall provide, upon the Board's request, the names of all occupants of the leased property as well as the model, color and license plate number of the occupants' vehicles.

Any failure by the Lessee to comply with the terms of such documents and regulations shall be a default under the lease and the Board will cause the lease to terminate and will request that the defaulting resident(s) vacate the Property. Property owners are responsible to assure that Lessees are aware of and abide by the RRC's, By Laws and Rules and Regulations of Ridgeview. Property owners shall confirm in writing to the Board that any Lessee has received and understands the terms of the RRC's, By Laws and Rules and Regulations of Ridgeview.

**Initially Promulgated and Adopted by
Ridgeview HOA Board of Directors
March 11, 2013 and periodically updated**

**Revised and Approved by
Ridgeview HOA Board of Directors
April 15, 2020**