

4.2 Rentals

Rental of any guest house is prohibited, the occupancy thereof being limited to members of the Owner's family, guests, or servants. This shall not be construed as preventing the leasing or renting of an entire Lot, together with the Improvements thereon. Owners shall ensure that tenants do not sublease any part of the property. Owners who rent or lease to others shall ensure that tenants are provided with a copy of the Covenants and the Guidelines and follow the provisions thereof. Further, all rental/lease agreements shall include a statement that the rental is subject in all respects to the provisions of the Covenants, the Architectural, Landscaping and Land Use Guidelines, and any rules and regulations adopted by the Board (C38).

The owner or the owner's authorized agent shall notify the Board or the Board's authorized agent when a new lease is executed. The owner or authorized agent shall provide the Board or the Board's authorized agent all legally allowable information about tenants and leases. The required information will include the name and contact information for any adults occupying the property, the time period of the lease, including the beginning and ending dates of the tenancy, and a description and the license plate numbers of the tenants' vehicles. Owners' authorized agents must be designated in writing. A \$25 fee and/or any other allowable fees will be assessed with each new lease. Short-term rentals within CFE#7 are prohibited, and one year shall be considered to be a minimum tenancy irrespective of any lease or rental agreement in place, whether written or verbal. In the event that a lease or rental agreement is canceled before the minimum tenancy has elapsed, there shall be no more than two (2) leases/rentals in any twelve (12) month period. No property may be sublet. Further, the use of third parties to provide representation and/or advertising for short-term rentals is prohibited.