

Heron's Forest Property Owners Rental Policy

Owners shall be responsible for tenants / occupant's actions or misconduct and adherence to the Rules and Regulations of the Association. Each owner shall be responsible for providing tenants with a current copy of the Association Rules and Regulations. Particular attention should be made to policies regarding landscape maintenance, parking, speed limit, green space, Architectural Guidelines and use of common areas.

The property owner shall be responsible for keeping the management company informed of any change in occupancy. Owners shall provide the management company with the names of authorized rental management agents, occupants, their telephone number and email address (if available) and lease expiration date. Access to common areas and gate codes is not authorized until this information has been reported.

If you are a property owner who decides to rent your home or to otherwise delegate your "right of enjoyment", review The Declaration of Conditions, Covenants, and Restrictions, Article IV, Section 1, Residential Use: " All lots shall be used and occupied solely for single family residential purposes..."

You are required to report the names of the occupants and rental management agency to the Secretary of the Board of Directors, via the managing agent within ten (10) days; your report should also include A and B as follows:

- A. You are required to acknowledge in writing your tenant, lessee, or contract purchaser fully understands the COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R), and has received a copy of the current HERON'S FOREST POLICY pamphlet.
- B. You are required to further acknowledge you (as a member of record of the Heron's Forest Property Owners Association) will be held responsible for the actions of your tenants, including any penalty assessments for violations of the Rules and Regulations of the Association, as well as any costs for repairing damage to the common area or other property caused by your tenants.
- C. Provide tenant/owner/rental management agency emergency information and lease expiration date on required form available from the Property Management Company.

FAILURE TO COMPLY WITH THE RULES IN THIS SECTION WILL SUBJECT THE PROPERTY OWNER TO A HEARING BY THE BOARD OF DIRECTORS AND PENALTY ASSESSMENTS OF \$50.00 FOR EACH MONTH OF NON-COMPLIANCE

In accordance with Florida Statute 720.3085 If the parcel is occupied by a tenant and the parcel owner is delinquent in paying any monetary obligation due to the association, the association may demand that the tenant pay to the association the subsequent rental payments and continue to make such payments until all the monetary obligations of the parcel owner related to the parcel have been paid in full to the association and the association releases the tenant or until the tenant discontinues tenancy in the parcel.

This Rental Policy has been approved by the Board of Directors in the exercise of their powers in accordance with the By-Laws, Article VII, Section 7.1.