

Redhawk Community Association
Tenant Rules and Regulations

Adopted by the Board of Directors on November 8, 2018

1. Rental of Dwelling

An Owner shall be entitled to rent the Dwelling situated on the Owner's Lot, subject to the restrictions contained in the Governing Documents. All such rentals shall be for residential purposes only. Any rental or leasing agreement shall be in writing, shall provide that the lease or rental is subject to the CC&Rs, the Community Bylaws, Community Articles and the Community Association Rules and shall provide that any failure to comply with any provisions of the CC&Rs, the Community Bylaws, Community Articles or Community Association Rules shall be a default under the terms of the rental or lease agreement. Upon the request of the Association, the Owner shall promptly provide a copy of the required rental or lease agreement to the Association. No Owner may lease such Owner's Lot or Improvements thereon for hotel, motel or transient purposes. Any lease which is either for a period of fewer than thirty (30) consecutive days or pursuant to which the lessor provides any services normally associated with a hotel or motel, shall be deemed to be for transient or hotel purposes. Any Owner who shall lease his or her Dwelling shall be responsible for assuring compliance by such Owner's lessee with the CC&Rs, the Community Articles, Community Bylaws and the Community Association Rules. All rental advertising must be consistent with the Governing Documents for the Association and must indicate a minimum rental period of at least thirty (30) consecutive days. Any violations of these Rules concerning leasing or renting shall be subject to fines as set forth in "Leasing and Rental Violations" section of the Association's fine schedule.

2. Rental of Rooms by Owners

An Owner that lives in his or her Dwelling on a full-time basis, may rent a maximum of one (1) room within the Dwelling to a maximum of two (2) tenants provided that the rental complies with all other requirements under the CC&Rs and these Rules. Owners that do not live in his or her Dwelling on a full-time basis shall not rent out an individual room at any time. Upon the request of the Association, the Owner shall promptly provide a copy of the required room rental or lease agreement to the Association. All advertising for a room rental must comply with the Governing Documents and must indicate a minimum rental period of at least thirty (30) consecutive days. Any violation of these Rules concerning room leasing or rental shall be subject to fines as set forth in "Leasing and Rental Violations" section of the Association's fine schedule.