



Notice

To: Preston Hutson HOA Homeowners
From: Preston Hutson Board of Directors
February 21, 2022

Re: *Short Term Rentals in Preston Hutson HOA*

From: Preston Hutson Board of Directors

Dear Neighbors,

We would like to inform the community of something that has come to our attention. There are some homes in our community which are being used as an Airbnb, Vrbo, or short-term rental/lease. This is in direct violation of the CC&Rs (governing documents) of our community (see below).

Our desire, as your Board, is to keep our community safe, and our property values up. This letter is to notify all homeowners that anyone who rents or leases their home for less than one year; including any rental listed on Airbnb, Vrbo, or similar site., will be subject to all violations, fines, and special assessments, as allowed per the CC&Rs.

Section 2.2.1 Leasing: *Homeowners who rent or lease their residence are required to execute a written lease agreement, signed by the tenant and a copy provided to the Association prior to the tenant's possession of the residence. The lease shall contain, at minimum, the following:*

- a. Term of Lease. Initial term of the lease shall not be less than one (1) year.*
- b. Entire Residence. The property leased includes the entire residence.*
- c. Single Family. Lease is restricted to single family per Section 2.2 above. Owner shall provide to the Association or its Managing Agent the names and contact information for the tenants.*
- d. Abide by Rules. The Owner must make available to the tenant copies of the CCR's, Rules and Regulations, and all amendments thereto. Tenant must agree to abide by all Association's rules and must acknowledge that failure to do so may constitute a default under the lease terms and agreement. Owner must obtain a signed acknowledgment from the tenant that this section of the CCR's has been explained in detail. The Tenant shall not be allowed access to any secured areas of the Association's website or other official social media platforms. Owner shall not allow tenant to use their secure log in information to access any secured platform established for homeowner use only or owned and/or operated by the Association or its Managing Agent.*



- e. *No assignment or subleasing is allowed.*
- f. *Tenant must carry renters' insurance.*

- g. *Owner shall be responsible at all times for his tenant and the maintenance and upkeep of the home and lot. Should the tenant violate a rule and a violation notice is sent, the Owner shall be responsible for ensuring the tenant complies with the rules and the violation noted is immediately abated. Should a fine for non-compliance result, the Owner shall be responsible for payment to the Association for all fines or any monetary expense the Association may incur for the enforcement and abatement of a violation.*

Operating a short-term rental in Preston Hutson is in violation of the governing documents and the Board of Directors has the right, to assess monetary fines. If any Owner does not promptly reimburse the Association for all associated costs, expenses and violation fines assessed after receipt of written request for same, the Board shall have the right to assess upon the Owner(s), a Special Individual Assessment under the provisions of Section 10.6 of the Preston Hutson HOA governing documents.

Best Regards,

Preston Hutson HOA Board of Directors