

Timber Creek Homeowners Association

Owners Obligations for Rental Dwellings

August 18, 2007

An Owner shall be entitled to rent or lease his dwelling unit in its entirety, but not otherwise, provided that:

1. There is a written rental or lease agreement specifying that i) the tenant shall be subject to all the provisions of the Declarations, Bylaws, Rules and Regulations, and ii) failure to comply with any provision of the Declarations, Bylaws, Rules and Regulations shall constitute a default under the rental or lease agreement;
2. The Owner notifies each tenant of the Declaration, Bylaws, Rules and Regulations, and provides a summary of the rules and regulations.
3. The Owner shall be responsible for any violations by tenants and shall be solely responsible for either correcting or eliminating such violations, or getting tenant to do same; and
4. The Owner must prior to the date the rental or lease term begins, notify the Board of Directors that the Owner's dwelling is rented or leased, deliver to the Board of Directors a signed certificate stating that the Owner has complied with the requirements of this procedure, and provide the Board of Directors with the name(s) and telephone number(s) of the tenant(s).