

BELLEWETHER ASSOCIATION INC

Notice of Intent to Lease

In accordance with Article 15, "Leasing" as contained in the Association's Covenants/By-Laws, an Owner desiring to lease Owner's Unit may do so only if Owner has: (A) paid and is current on all Assessments, including Base Assessments and any Special Assessments; (B) applied for and received a "Leasing Permit" from Declarant or the Board of Directors; or (C) received a valid "Leasing Permit" from another Owner (with such a "Leasing Permit" having been originally issued by Declarant or the Board of Directors. Such a Leasing Permit, upon its issuance by Declarant, the Board of Directors or by transfer from another Owner (as set forth in Section 15.3(b) below}, shall allow an Owner to lease Owner's Unit, provided that such Leasing is conducted in accordance with the terms and conditions of the Leasing Permit and this ARTICLE 15. A Leasing Permit is assigned to a specific Unit and its Owner but may be transferred to another Unit and its Owner in accordance with Section 15.3(b).

THEREFORE: Pursuant to Article 15.4, "Leasing Provisions."

- Units may be leased only in their entirety; no fraction or portion may be leased without prior written Board approval.
- All leases shall be in writing and in a form approved by the Board
- prior to the effective date of the lease. The Board may maintain and, upon request, provide a form that is deemed acceptable without prior written Board approval.
- There shall be no subleasing of Units or assignment of leases
- All leases must be for an initial term of not less than twelve (12) months, except with written Board approval, which shall not be unreasonably withheld in cases of undue hardship; provided, however, a short-term rental of a Unit shall be prohibited.
- Within ten (10) days after executing a lease agreement for the lease of a Unit, the Owner shall provide the Board with a copy of the lease and the name of the tenant or lessee and all other people occupying the Unit.
- (vi) The Owner must provide at Owner's sole expense copies of this Declaration, Bylaws, and the Rules and Regulations to the tenant or lessee.
- (vii) Nothing herein shall be construed as giving the Association the right to approve or disapprove a proposed tenant or lessee; the Board's approval or disapproval shall be limited to the form of the proposed lease.

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The Lease Agreement must contain the complete name(s) and contact information for each tenant and must include the following language:

“We/I the tenant(s) agree to be subject to the terms and conditions of the Association’s governing documents, rules and regulations. We/I understand that failure to comply will result in applicable fine(s) levied due and payable in full to the Association within ten (10) days of such assessment. We/I also understand that repeated failure to comply with any aspect of said Association governing documents may result in termination of this lease.”

Property Owner(s):	(Please Print)
Property Address:	
Lessee:	
Lessee Email:	
Phone Number:	

The above Property Owner(s) agree to submit to the Bellewether HOA Board a new ‘Notice of Intent to Lease’ for each occurrence of proposal to lease this or any other property owned by same in the Bellewether Community. Said ‘notice’ shall be subject to the prevailing rules and restrictions regarding rental property at the time of request.

Owner(s): _____ Date: ____/____/20__

Signature

Mailing Address: _____

Day Phone: ____/____ Email: _____

For Office Use: ____ Approved _____ Officer Signature ____ Disapproved (See attached support documentation)	BELLEWETHER ASSOCIATION INC
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