

ADRIEL HILLS CONDOMINIUM ASSOCIATION
UNIT RENTAL POLICY

1. Homeowners have the right to lease their unit if they so choose.
2. While homeowners have the right to lease their unit, they also have a responsibility to the Adriel Hills community to select tenants who are a good fit for Adriel Hills.
3. In selecting a tenant, homeowners are strongly encouraged to use strict guidelines to evaluate potential renters, such as requesting credit bureau reports, checking prior rental references, or by utilizing a quality Property Management firm to secure good tenants. Being patient and thorough when seeking a qualified tenant will be well worth the effort.
4. No Adriel Hills unit may be rented to any more than three (3) unrelated adults at any one time. Homeowners must abide by the "Three Unrelated Rule", which states that the maximum permissible occupancy of any rented unit is as follows:
 - i. One (1) family (related by blood, marriage, adoption or legal guardianship) and not more than one (1) additional individual; or
 - ii. Two (2) adults (persons age 18 and over) and their dependents, if any, and not more than one (1) additional individual
 - iii. Under no circumstances will there be more than 2 persons per established bedroom residing in the unit.

Please refer to the attached definitions for further clarification of this rule.

5. Management will apply strict enforcement of the "Three Unrelated Rule" by sending violation notices to both the homeowner and tenant allowing ten (10) days to correct the violation prior to fines being assessed. The current Adriel Hills Fine Policy of \$100 in addition to a potential \$5.00 per day fine may be utilized. (*See Rules & Regulations page 5, Daily Fine Policy for Violation of Rules*)
6. Homeowners must provide tenants with a copy of the Rules and Regulations (which are available in the office or on the Adriel Hills website at www.adrielhills.com). The website also has a wealth of information to assist homeowners and potential tenants determine whether or not Adriel Hills would be a suitable community for them.
7. Homeowners are ultimately responsible for tenants who violate Rules and Regulations and may face possible fining from the Association if problems persist. They should be aware that the management and staff actively monitor the community to ensure that tenants are in compliance with these policies.

8. The Adriel Hills Association has an active Welcome Committee made up of residents who are happy to answer questions and offer information regarding activities and amenities. Please contact the office for Welcome Committee contact information.
9. The Adriel Hills management and staff are also available to help homeowners or their tenants with any questions and/or concerns.
10. All homeowners must complete the Adriel Hills Annual Information Update and Rental Information Form annually or within ten (10) days of renting or re-renting their unit.

Definitions:

1. ADULT shall mean any person eighteen (18) years of age or older who is not a dependent.
2. DEPENDENT shall mean a person related to an adult occupying a dwelling unit by blood, marriage, adoption, guardianship or other duly authorized custodial relationship who receives financial support from said adult and who resides with said adult in the dwelling unit at least three (3) calendar months in a calendar year.
3. OCCUPANCY or OCCUPY shall mean the use of a dwelling unit or portion thereof for living, sleeping and cooking or eating purposes. Indicia of occupancy may include, without limitation, the use of a dwelling unit as an address for any purpose, living in a dwelling unit under an implied lease or express agreement, overnight use of a dwelling unit for thirty (30) days in a calendar year, or maintaining clothes or other daily living supplies at a dwelling unit.
4. FAMILY shall mean an individual living alone or any number of persons who are all related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship, and who live together as a single housekeeping unit and share common living, sleeping, cooking and eating facilities.
5. OWNER shall mean any person whose name appears on the tax bill for the property or who, alone or jointly or severally with others, has legal title to any dwelling or dwelling unit, with or without actual possession thereof, or has charge, care or control of any dwelling or dwelling unit as owner, executor, executrix, administrator, trustee, guardian of the estate of the owner, mortgagee or assignee or rents. Owner shall NOT include any person, group of persons, company, association or corporation who holds only a security interest or easement on the real property upon which the dwelling or dwelling unit is situated.
6. PROPERTY MANAGER shall mean any person, group of persons, company, firm or corporation charged with the care and control of rental housing who performs services with respect to such rental housing under a contract with the owner thereof or who otherwise acts as representative of an owner with respect to such rental housing.