

Stillwater Crossings- Rules and Regulations

Section F - Rental and Leasing of Townhome Units

1. Any lease arrangement shall be required to provide that the terms of the lease shall be subject in all respects to the provisions of the Declaration, the Bylaws and Articles of Incorporation of the Association, as well as any rules established by the Association Board, and shall contain the agreement of the tenant to be bound by the terms of such documents and shall provide that any failure by the tenant to comply with the terms of such documents or rules shall be a default under the lease or rental agreement .
2. Owners must supply the Board, via the Management Company, with the names and phone numbers of renters/lessees.
3. Owners must send a copy of the lease, and property owner's liability coverage to the Board, via the Management Company before the renter/lessee's move in date. Should an owner rent his unit, he must notify the Association Board of Directors, in writing of the rental and obtain and include a copy of said renter's rental history.
4. "For Rent" or "For Lease" signs or other advertising or window displays shall not be placed anywhere on the property.
5. Leases may not be shorter than one year, unless approved by the Board.
6. Owners are responsible for the behavior or renters/lessees.
7. Any violation by the renter/lessee will be assessed against the owner of the unit.
8. The unit and its garage must be leased together in their entirety and cannot be subleased.
9. Tenant request for services shall be directed only to the property owner.
10. The homeowner must inform the Board, via the Management Company, of their current address and telephone number.