

**MOUNT VERNON COVE
RENTAL/ NON OWNER OCCUPIED
POLICY**

The HOA receives ongoing complaints regarding tenants. It is one of the responsibilities of the HOA to ensure a quality community for everyone.

The following recommendations will help ensure quality Tenants:

1. Owner's should perform a thorough credit, criminal, and background check on all potential tenants.
2. Contact previous Landlord for references.
3. Owner's to provide a copy of the General Rules of the community to their tenants prior to moving in.
4. Ensure that there is a clause in the Rental Lease Agreement to allow the landlord to pass all tenant related fines on to their tenants.

The HOA is getting more proactive in using our "Nuisance" clause to fine Owner's whose tenants disrupt the quiet enjoyment, or cause a nuisance to others.

Fine Schedule:

1 st Offence	Written warning
2 nd Offence	\$ 50.00 fine
3 rd Offence	\$ 150.00 fine

Subsequent violations can accumulate to a total of \$ 500.00 per month.

Your attention and cooperation in helping to resolve these problems is appreciated.

I have read and understand and agree to abide by the above policy.

Unit Address

Unit Owner

Dated: _____