

The Pinelands HOA - Rules and Regulations For Leasing of Property
Effective February 1, 2019

While the prohibition against renting is contained in the covenants, the original developer allowed a few houses built with "GO" zone money after Hurricane Katrina for rental units. Since rental units do exist, the Board has chosen to enforce this covenant in the following manner.

In order to preserve the integrity and safety of the residents of and property values in Turtle Ridge and Deer Park, the Board of Directors, pursuant to **Article IV, Section 4.01(d)** of the covenants and **Article V, Section 7(d)** of the bylaws, has approved the following rules and regulations pertaining to leasing of property within the subdivisions.

These rules apply to any and all new leases and renewal leases effective February 1, 2019 and after. Any existing leases must be registered with the management company, Orkin Property Management, LLC. On or before March 1, 2019, the Property Owner (Lessor) must provide the management company with the following: copy of existing lease; the full name, address, telephone number and place of employment of lessee; the name, age, and relationship to Lessee of every person the Lessee intends to occupy the leased property; and, a copy of the signed addendum to lease.

STRICT ADHERENCE TO THESE RULES IS MANDATORY.

1. The lease must be approved by the Board of Directors.
2. The Lease must be submitted for approval a minimum of 30 days prior to the intended occupation of the property. In addition, a \$500 non-refundable fee must be included with the lease submission, as the Board of Directors reserves the right to have the document reviewed by appropriate legal counsel.
3. The lease must cover the entire dwelling and all improvements on the lot.
4. Lease term must be for a minimum of one (1) year.
5. Leasing of property shall be restricted to a single family.
6. A copy of the proposed lease, along with the full name, address, telephone number and place of employment of lessee must be delivered to the management company, Orkin Property Management, LLC. Lessee shall also provide the name, age, and relationship to Lessee of every person the Lessee intends to occupy the leased property.
7. The Property Owner (Lessor) and Lessee must sign a statement (addendum to lease) indicating that the Lessee has been provided with a copy of these Rules and Regulations and the Covenants; that the Lessee shall adhere to the Rules and Regulations and Covenants; and, that both the Lessor and the Lessee will be responsible and each will be individually charged the appropriate fine for any and all violation of Covenants or Rules and Regulations.
8. Property Owner (Lessor) must notify the management company, Orkin Property Management, LLC upon termination of lease and vacation of premises by Lessee. Notice must be received by management company, Orkin Property Management, LLC, not later than five days following termination of lease.

9. The Property Owners (Lessors) of any lots which are under lease upon the effective date of these rules must, within five (5) days of receipt of these rules provide the management company, Orkin Property Management, LLC, with a copy of the lease and information set forth in paragraph six (6) and must also comply with all other provisions of these rules.
10. Any Property Owner (Lessor) who fails to comply with these rules and who continues to be out of compliance for ten days following receipt of Notice of Non-Compliance shall be subject to a \$100.00 per day fine until the violation is removed. This fine shall be a continuing lien upon and against the lot, binding upon such lot and continuing personal obligation of the Property Owner, which shall not be extinguished or diminished by any transfer or conveyance of the lot. The Property Owner shall also be liable for all costs of collection, including reasonable attorney fees.
11. In addition to the fine and continuing lien therefore set forth in paragraph 10 above the Board of Directors shall have the authority to enforce these rules in accordance with the Covenants.
12. Each lease shall contain, or shall be deemed to contain a provision to the effect that all Lessee rights to use and occupy the dwelling shall be subject and subordinate in all respects to the Bylaws and Covenants of The Pinelands HOA and other reasonable Neighborhood Rules as the Board of Directors from time to time may duly adopt and promulgate among the Members. The lease shall further provide, or shall be deemed to provide that any failure by the Lessee to comply with any of the same shall be a default under the lease agreement.
13. Time is of the essence in the compliance and enforcement of these rules.
14. **I have been provided a copy of the Covenants for The Pinelands and agree to abide by said covenants as well as the rules and regulations of as set forth above. The Lessor and Lessee also agree to be responsible for all damages to the neighborhood which the Lessee, any resident in or visitor to the house being leased may cause and, that both the Lessor and the Lessee will be responsible and each will be individually charged the appropriate fine for any and all violation of Covenants or Rules and Regulations.**

Property Owner (Lessor) _____ Date _____

Lessee _____ Date _____

List the name, phone number and email address of each and every person that will be residing in said leased property:

NAME	PHONE NUMBER	EMAIL ADDRESS