

UNIT LEASE REQUIREMENTS

1. All leases must indicate the term of the lease, specifying the commencement and expiration dates, and be executed by both parties. All leases must include a copy of the USE OF PROPERTY and most recent HOUSE RULES as issued by the HOA Board. A copy of the executed lease agreement must be provided to the Management Company prior to the date of occupancy.
2. Prior to occupancy the Homeowner is required to provide the HOA Board and the Management Company with the following:
 - Contact information of the tenant, i.e., name and telephone number(s)
 - Copy of registrations for any vehicle(s) and/or boat(s) of the tenant.
3. Rental of any property at The Harbour must be for a minimum of one (1) year (or if a rental agreement is for a period of less than one (1) full year, only (one) 1 rental is permitted per year).
4. The Homeowner must provide their renter with mailbox keys, Clubhouse key, pool passes, a front gate remote and a copy of the House Rules. The Homeowner will be charged for the cost of replacement of any of these items which have not been provided to the tenant.
5. Homeowner is required to provide the tenant with official HOA forms for naming individuals for authorized gate access. Completed forms are to be delivered to the Management Company. (See Appendix "C", Admit List Questionnaire)
6. The Homeowner's **tenant will be allowed access** to the amenities and facilities of The Harbour during the term of their tenancy **in lieu of the Homeowner** provided the Homeowner remains in good standing and is current with regard to all common charges, fees, incurred fines and any special assessments in accordance with the actions of the Board.