

Grove Hill Homeowners' Association (HOA) Rules and Regulations Regarding Income Properties, Owner Responsibilities, and Tenant Responsibilities

Authority to Establish Rules

*Pursuant to **Covenant Article 4.07: Rules and Regulations**, the Grove Hill HOA Board of Directors has the authority to establish and enforce reasonable rules governing the use of all Lots, Dwellings, and Common Areas, including rental properties within the community. These rules shall remain binding upon all Owners and Occupants unless overruled, canceled, or modified by the Board or a majority vote of the Association, with Developer approval if applicable.*

1. Landlord/Property Owner Responsibilities

Owners who rent out their properties within the Grove Hill HOA must adhere to the following responsibilities:

1. Lease Agreement Compliance:

- All lease agreements must comply with the HOA's governing documents, including the **Covenants, Conditions, and Restrictions (CC&Rs)** and all HOA rules and regulations.
- A written lease agreement is required for all rental properties, and HOA rules must be a condition of the lease.

2. Tenant Awareness & Compliance:

- Landlords must provide tenants with a copy of the HOA governing documents before move-in.
- Owners are responsible for ensuring that their tenants comply with all HOA rules.

3. Violation Accountability & Fines:

- Landlords will be held accountable for tenant infractions.
- If a tenant violates HOA rules, the landlord must take corrective action.
- Any fines incurred due to tenant violations will be the responsibility of the property owner. Payment of fines does not release the owner from the responsibility of addressing and correcting the violation.

4. Landscaping & Property Maintenance:

- Landlords must include landscaping services in the rental agreement.
- Lawns must be maintained and set up on an irrigation system.
- It is **strongly recommended** that landlords use a professional property or landscape management service to ensure compliance with HOA landscaping standards.

5. Communication with HOA:

- Tenants must communicate any HOA-related requests through their landlord or leasing agent.
- Owners remain the primary point of contact with the HOA for any issues related to their rental property.

6. Tenant Screening & Education:

- It is advised that landlords educate prospective tenants on the unique considerations of living in an HOA before signing a lease.

2. Tenant Responsibilities

While tenants have rights under state and federal laws, they also have responsibilities within the HOA community:

1. Compliance with HOA Rules:

- Renters must comply with all HOA governing documents, including community rules, restrictions, and property maintenance requirements.

2. No Voting Rights:

- Renters **do not** have voting rights within the HOA. Only property owners may participate in HOA elections and decision-making processes.

3. Maintenance & Upkeep Obligations:

- Tenants must maintain the property per lease requirements and HOA regulations, including keeping the property clean and adhering to noise, parking, and other community rules.

4. HOA Communication Through Landlord:

- Tenants must direct all HOA-related communications through the landlord or leasing agency.

3. Length of Rental & Type of Occupancy

The City of Auburn has established ordinances and zoning regarding length of rental and type of occupancy. Grove Hill is in a zone type that does not allow for short term rentals.

1. Short-Term Rentals Prohibited:

- In accordance with **City of Auburn ordinances**, the HOA strictly **prohibits short-term rentals**, including vacation rentals such as AIRBNB and VRBO.
- All rental agreements must be for a minimum lease term of **six (6) months**.

2. Occupancy Limits:

- In accordance with **City of Auburn ordinances**, traditional residential neighborhoods **allow no more than two (2) unrelated persons** to reside at an address.
- All rental agreements must comply with this regulation, and landlords are responsible for ensuring tenants meet this requirement.

3. Single-Family Residential Use:

- Rental properties within the Grove Hill HOA must be used for **single-family residential purposes only**.
- Any use of a property for commercial, boarding house, or multi-family purposes is strictly prohibited.

4. Enforcement & Penalties

Violations of these rental property rules will be processed in the same manner as other HOA violations, in accordance with the association's enforcement procedures. The **amount of the fine and the time allowed for corrections** will be determined on a **case-by-case basis**, depending on the nature and severity of the violation.

1. Violation Consequences:

- The HOA will issue warnings and/or fines for violations of these rules.
- Property owners remain responsible for all fines incurred by their tenants.

- Unresolved violations or unpaid fines will result in property liens/litigations as stated in the CC&R's.

2. Failure to Correct Violations:

- If an owner fails to correct a violation (including but not limited to landscaping, upkeep, and compliance issues), the HOA may take further legal or remedial action as permitted under the governing documents.
- The HOA Board of Directors may contract services to correct any violations that have not been corrected within the specified time. The property owner will be responsible for all expenses associated with any corrective measures.

These rules are established to maintain the integrity of the Grove Hill community and ensure a high standard of living for all residents. Property owners and renters are required to follow these rules and all ordinances established by the City of Auburn.