

SUPPLEMENTAL GUIDELINES: Leasing

A common topic of conversation and concern with residents is regarding how we control leasing in Waterside. Many residents have safety concerns about who our homes are being leased to and we have found that leased properties tend to have more covenant violations.

To address these concerns and to better maintain a safe and beautiful neighborhood, the Board will begin enforcing these EXISTING covenant requirements and restrictions (see sections 6.c.xi and 12.m).

- Leases must be for a minimum 6 month term.
- The Waterside Covenants must be acknowledged in the lease
- A copy of the lease must go to the HOA PRIOR to starting lease term
- The HOA Board has the right to evict tenants should they violate the covenants
- The HOA must have both the owners current mailing address and contact information as well as contact information for the lessors.

Failure to comply with these covenant requirements will result in a fine.

Residents wishing to lease their property are urged to do thorough background checks and to take adequate financial protections with security deposits and pre-payments when possible.