

## **RANCHO VILLAS COMMUNITY ASSOCIATION**

### **TENANT / GUEST RULES AND REGULATIONS**

1. The owner shall have the responsibility to acquaint his / her tenants and guests with the Rules and Regulations of the Rancho Villas Community Association (RVCA).
2. For the purpose of these Rules and Regulations a tenant shall be defined as anyone in possession of an owner's unit in exchange for any sort of consideration, or as a guest of the owners.
3. Violations will be assessed against the owner even though the infraction was committed by a tenant or guest.
4. Each owner shall have the right to lease his / her entire condominium (but not a portion thereof) for a period not less than thirty (30) days.
5. Owner's lease must include a clause stating that if tenant fails to abide by the Governing Documents of the Association, he / she is in default of their lease. A copy of this lease must be forwarded to the RVCA General Manager as soon as signed, with the telephone number and address of the non-resident owner.

The following paragraph is an example of the language required:

“Rental / lease of this residence is subject to the provisions of the Rancho Villas Community Association Bylaws, CC&Rs, Rules and Regulations and Board Policies (“Governing Documents”). The Governing Documents are incorporated herein by this reference. Tenant / Lessee shall comply with all of the provisions of the Governing Documents during tenant's / lessee's occupancy and use of the residence. In the event the tenant / lessee fails to honor the provisions of any governing document, this failure shall be deemed a breach of this rental agreement / lease”.

The Association is not providing legal language to an owner with the above clause. They are, however, advising an owner to consult with their own private attorney regarding the effect of including this provision in the rental agreement or lease.