



Pages Place Home Owners Association
PO BOX 223
Bountiful, UT 84010
pageshoa@gmail.com
www.pagesplacehoa.org

RENTAL POLICY

Terms & Conditions:

1. The Governing Documents for Pages Place Home Owners Association **require written approval prior** to any person residing in any unit to be rented or leased. Rental or leases are permitted
2. Units must be rented or leased pursuant to a written lease. No less than three days from renting the unit the landlord must provide the Home Owners Association with copies of the following documents:
 - a. Copy of the written lease to be signed by both the homeowner (landlord) and the tenant.
 - b. Rental Information sheet signed by both the homeowner (landlord) and the tenant.
 - c. Acknowledgement Sheet signed by both the homeowner (landlord) and the tenant.
3. The homeowner (landlord) shall provide the tenant with copies of the Pages Place Home Owners Associations Rules and Regulations, Bylaws, Articles of Incorporation, and Declarations. Copies of these documents can be obtained from the Home Owners Association website: www.pagesplacehoa.org.
4. Rental agreement must include the following language:
“Tenant agrees to be subject to the provisions of the Pages Place Home Owners Association Declaration, the Articles of Incorporation, Bylaws and the Rules and Regulations.”
5. The Rental or Lease term must be for a minimum of 6 months and be for a period of no more than 24 month.
6. Any homeowner (landlord) submitting a rental application must be current with all assessments prior to the lease application being considered for approval.
7. Subleasing is prohibited. Individual room rentals are prohibited.
8. The proposed tenants shall consist of no more than two persons per bedroom.
9. During the term of the lease, all assessments will continue to be paid directly by the homeowners.

Rules Violations:

1. Homeowner who rents of leases shall be responsible for the conduct of his tenants. Upon written notice from the Board, the homeowner shall be responsible for correcting violations. If homeowner fails to correct any such violations by the tenants within 72 hours of such notice, the cost of such action will be assessed to the Owner and payable within thirty (30) days of the assessment. Such costs shall be collected and enforced in the same manner as assessments in the Declaration.
2. Homeowner, by act of renting or leasing his Unit shall be deemed to have consented to these procedures and shall indemnify and save harmless the Board against any and all liability therefor.
3. It is expressly understood that the remedies available to the Board shall include, but not be limited to, the right to seek eviction of the tenant.

Tenant Communications:

1. Homeowner (landlord) is responsible to relay all communications from the HOA to their tenants and are responsible to assure that their tenants comply with said communications.
2. Tenants may not directly contact Pages Place Home Owners Association or the Board of Directors or any other representative of the Association for resolution of problems, issues or concerns. All Tenant Communication must be directed to their landlords.

Enforcement:

1. The Home Owner Association will strictly enforce the Rental Policy. Failure of any homeowner (landlord) or tenant to follow this policy will be considered in violation of the rules.
2. Non-compliance with any of the provisions of this rental policy will result in an assessment of \$15 per day for the number of days in non-compliance.
3. Failure to submit the required information shall mean assessment of a \$200 non-compliance fine.

Acknowledgment:

I/we have read, understand, and agree to comply with the Pages Place Home Owners Association Rental Policy.

Homeowner (Landlord) Signature(s): _____

Date Signed: _____

Unit Number: _____