

HUNTERS CROSSING HOMEOWNERS ASSOCIATION OF POLK COUNTY

RENTAL APPLICATION

DATE: \_\_\_\_\_

OWNER'S INFORMATION

ADDRESS OF RENTAL PROPERTY: \_\_\_\_\_

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

HOME PHONE NO.: \_\_\_\_\_

BUSINESS PHONE NO.: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

LENGTH OF RENTAL: \_\_\_\_\_ DATE OF RENTAL: \_\_\_\_\_

APPLICANT'S INFORMATION

NAME: \_\_\_\_\_

DOB: \_\_\_\_\_ DL# \_\_\_\_\_ STATE: \_\_\_\_\_

PRESENT ADDRESS: \_\_\_\_\_ HOW LONG: \_\_\_\_\_

PREVIOUS ADDRESS: \_\_\_\_\_ HOW LONG: \_\_\_\_\_

HOME/CELL PHONE \_\_\_\_\_ BUSINESS PHONE: \_\_\_\_\_

EMAIL: \_\_\_\_\_

NAME OF SPOUSE, IF ANY: \_\_\_\_\_

LIST ALL THE PERSONS WHO WILL OCCUPY YOUR HOME:

<u>NAME</u>	<u>AGE</u>	<u>RELATIONSHIP</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMPLOYMENT INFORMATION

EMPLOYER: \_\_\_\_\_

EMPLOYER'S ADDRESS: \_\_\_\_\_

SUPERVISOR: \_\_\_\_\_ BUSINESS PHONE \_\_\_\_\_

HOW LONG ON PRESENT JOB: \_\_\_\_\_

REFERENCES

HUNTERS CROSSING HOA REFERENCES (Include name, address and phone numbers)

\_\_\_\_\_  
\_\_\_\_\_

PERSONAL REFERENCES

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DO YOU INTEND TO OPERATE A BUSINESS FROM HOME? \_\_\_\_\_

IF SO, WHAT KIND? \_\_\_\_\_

DO YOU OWN A COMMERCIAL VEHICLE? \_\_\_\_\_ DESCRIBE: \_\_\_\_\_

DO YOU OWN A RECREATIONAL VEHICLE? \_\_\_\_\_ DESCRIBE: \_\_\_\_\_

- All Lease Agreements, together with an application signed by both the Owner and Tenant, in a form approved by the Association, shall be submitted to the Association at least seven (7) days prior to commencement of the lease term.
- No Lot or any portion thereof may be leased without the prior written approval of the Board of Directors.
- Occupancy of a Lot by a person who does not have a residence elsewhere while the Owner of the Lot resides elsewhere shall be deemed a tenancy subject to this section.
- No more than ten (10%) percent of the Lots shall be approved for rental at any time and no Lot shall be approved for lease more than one time in any one-year period.
- The Board of Directors may establish further rules and regulations governing the process and procedure for the approval of proposed leases of Lots, which may include a waiting list.
- No Lot shall be approved for lease while the Owner of that Lot is delinquent in the payment of any monetary obligation to the Association.
- No Lot may be leased during the first year of ownership of that Lot.
- Under no circumstance may more than one family reside in a dwelling unit.
- In no event shall occupancy (except for temporary occupancy by guests) exceed two (2) persons per bedroom and one (1) person per den.
- The Tenant, as part of the Lease Agreement, shall agree to abide by and adhere to the terms and conditions of this Declaration together with all Rules and Regulations and all policies adopted by the Association.
- Each Lease Agreement shall contain a uniform attachment designating the Association's duly authorized Officers as the Owner's attorney-in-fact for the purpose of and with the authority to terminate any such Lease Agreement in the event of violations by the tenant of any covenant; provided, however, the Association first shall give the Owner notice of such violations and opportunity to terminate such Lease Agreement within ten (10) days of such notice by Association.
- Each Lease Agreement shall contain a Uniformed Lease Exhibit incorporating provisions that require the tenant(s) to abide by the Declaration and Bylaws, Rules and Regulations of the Association which governs the Home. The Uniform Lease Exhibit shall contain other provisions deemed necessary by the Board of Directors from time to time. Failure to incorporate such Uniform Lease Exhibit into the terms of any lease shall cause such lease to be void.

- No business activity or commercial use shall be conducted or carried on in connection with the residential usage of the Lot which can be detected from the exterior of the Lot by sight, sound or odor.
- Each dwelling unit shall have an attached garage adequate for at least two full size or larger cars, but not more than three (3) full size or larger cars.
- No metal utility buildings or tool sheds shall be erected or moved onto any Lot.
- All vehicles which would otherwise be permitted on a Lot, must be in operative condition and bear a current tag.
- No vehicle of any type shall be parked on the Common Areas, vacant Lots or on streets, whether public or private.
- No tractor trailer, van or truck larger than 3/4-ton capacity shall be parked in the subdivision, except for temporary commercial delivery service.
- No vehicle, boat, or trailer shall be repaired on the Subdivision, except for emergency repairs.
- No mobile home, house trailer, truck (other than pickup truck), shall be permitted on the Subdivision or on public roads adjacent thereto, at any time. No Camper or motorhome shall be kept or stored any Lot.
- All lawn mowers, bicycles, motorized vehicles, building materials, and unsightly objects must be stored so as to be out of view from streets and in a manner which shall not be obnoxious or an annoyance to another Owner.
- All above ground containers for garbage and trash shall be permanently housed so as to be concealed from front road view.
- No above ground pools shall be allowed.
- The use of aluminum foil, sheets, newspaper or similar material in windows is prohibited.
- No basketball hoop and backboard, swing set, sand box, children's pool, gym set, trampoline or like apparatus shall be allowed outside any dwelling unit unless out of view from street and in the rear of the property and used in such a manner so as not to create a nuisance for any neighbor.
- Except as provided herein, no animal, livestock or poultry shall be raised, bred, or kept on any Lot. Dogs, cats and other household pets may be kept provided they are not a nuisance or aggressive and are not for commercial purposes and must be maintained on a leash, and shall be limited to not more than three (3) pets per household.
- Each Lot shall be kept neat, clean, and mowed, and free of unsightly objects, debris and refuse at all times, and shall maintain any fences thereon in good condition and appearance.

I UNDERSTAND THAT AS A LESSEE, I HAVE RECEIVED AND READ A COPY OF THE RULES AND REULATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ASSOCIATION AND AGREE TO BE BOUND BY THESE ASSOCIATION DOCUMENTS.

\_\_\_\_\_  
Homeowner Signature

Date

\_\_\_\_\_  
Rental Applicant's Signature

Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

Rental Application approved? Yes \_\_\_\_\_ No \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Signature of Authorized Agent Approving Application

Date: \_\_\_\_\_