

Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive
Sebring, Florida 33872

RENTAL AGREEMENT / Approval Form

Please submit this form to the Golf Hammock Owners Association with all information and signatures. A copy will be provided if requested. These responsibilities must be clarified before any lease becomes valid.

LESSEE'S (Renter) Name(s) _____

Address _____

No. of Occupants Living in Residence _____ Lessee's Phone No. _____

Lessor's (Homeowner) Name(s) _____

Address _____

Lessor's Phone No. _____

Property Address to be leased in Golf Hammock _____

LEASE AGREEMENT: From: _____ To: _____

Please complete the following question: Who is responsible for maintenance of shrubs and hedges, bed and trees on the property? LANDSCAPER'S NAME(S):

_____ Phone # _____

LESSOR'S Signature _____ Date _____

LESSEE'S Signature _____ Date _____

Lessor and Lessee **must also sign** the Renter's Letter of Understanding which confirms that the Lessee has received, read, understood and will abide by the Covenants and By-Laws of the Golf Hammock Owners Association (GHOA).

Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive
Sebring, Florida 33872

Part 2 of Rental Agreement Renters Letter of Understanding

Leased Dwelling Policy (Article XII)

1. Responsibility of Property Owner (Lessor)

- a) Must have filled out and returned to the Association the necessary Rental Agreement/Approval Form for the lease of their property *prior to* leasing the dwelling. If the Board feels the Lessee has not followed the rules and regulations set by the GHOA, they have the right to ask that the lease to be terminated.
- b) "For Rent or For Lease" signs are not permitted on the property.
- c) Must assure that the Lessee (renter) is informed, understands and conforms to all applicable regulations as outlined in the GHOA Covenants & Restrictions, Bylaws, Rules, & Regulations. The Lessor must have the Lessee sign the Renter's Letter of Understanding form stating that they have received, read and understood the GHOA Covenants, Restrictions and Bylaws. This form is to be returned to the Board prior to occupancy. The Property Owner (Lessor) assumes complete responsibility for Lessee's conformance with these regulations.
- d) The property owner must emphasize the following partial list of regulations applicable to their renters:
 - 1) No more than one (1) family is permitted to occupy each dwelling.
 - 2) No business of any kind shall be conducted from any dwelling or lot.
 - 3) Vehicle parking is restricted to the dwelling's driveway and garage only. No trucks over $\frac{3}{4}$ ton, boats, travel homes or trailers permitted.
 - 4) Pets shall be always leashed while outside the dwelling. Pet owners shall always clean up after their pets while outside. Maximum allowed is two (2) pets per dwelling for renters.
 - 5) Trash containers, yard and bulk waste not to be placed at the curb until after 5pm on the night prior to pick up.
 - 6) Lawn watering must conform to local water use restrictions.
 - 7) There shall not be erected, maintained, operated, carried on, permitted or conducted upon any lot or in any dwelling anything or any activity which shall be or become noxious or offensive or an annoyance or a nuisance.
- e) Must act promptly to correct any violations including those caused by the renter and must inform the GHOA Board upon completion of those corrective actions. Violations by owner or renter are the responsibility of the property owner.

2. Responsibilities of Renter (Lessee)

- a) Shall understand and conform to all applicable regulations as outlined in the GHOA Covenants & Restrictions, Amended Bylaws, and Rules & Regulations.
- b) Shall take corrective actions to remedy any violations as brought to the renter's attention by the Property Owner or GHOA Board.
- c) Shall fill out the requested Rental Agreement/Approval form and Renter's Letter of Understanding for the GHOA. Forms shall be returned to the Property Owner and a copy maintained in the GHOA records.

Golf Hammock Owners Association, Inc.

2200 Golf Hammock Drive
Sebring, Florida 33872

LEESEE'S (RENTERS) LETTER OF UNDERSTANDING

(Please print legibly)

Lessee's Name: _____

Address _____

Telephone No. _____ Lot No. _____

I, the Lessee, confirm that I have received, read, understand and will abide by the Protected Covenants & Restrictions, Bylaws, Rules, Regulations & Clarifications of the Golf Hammock Owners Association.

Lessor's Signature

Date: _____

Lessee's Signature

Date: _____

Copy to Board Member _____ Date _____

To the Lessor: This form must be submitted to any GHOA Board Member no later than one (1) week prior to the Lessee's residency.