

## **Rental Procedure**

Rental of any land and/or structure within the development requires approval of the HOA Board prior to occupancy as per the restrictive covenants.

This procedure adopted by the HOA Board is to clarify the process and procedure to implement that requirement. The HOA Board has the sole authority to make decisions regarding rental of any home and decisions rendered are final.

Rental is defined as use of any home for a fee by anyone other than the property owner.

The following types of rentals are not consistent with the nature of the Wild Briar Subdivision and are prohibited:

Rental of a home for use by anyone or group other than a single family.

Rental of a home for short-term occupancy (less than 1 year), including, but not limited to game-day rentals.

The Board will review all other rental requests on a case-by-case basis. A request to rent property must be submitted to the HOA Board no less than 60 days prior to the intended start of the rental period. Submission must include the names of those intended to occupy the property, the relationship of the individuals, and a copy of the lease agreement. The decision of the Board will be provided in writing within 30 days of receipt of the required information. Should the Board grant approval of a rental request, it is specific to those individuals and is good for up to one (1) year. Such approval does not grant the right to rent to other parties. The Board has the sole authority to disapprove a rental for any reason.

If a rental is approved, it is the homeowner's responsibility to ensure that the occupants know the rules of the community and abide by them. The renters have no HOA rights and do not become members of the HOA. The Board may revoke the right to rent if the occupants repeatedly fail to abide by the rules of the community and/or engage in activities that are disruptive to neighbors and the community.