

Kendall Hills HOA – Rental Variance Policy
Adopted December 23, 2013

This policy is intended to benefit both the home owner and the HOA by allowing for a variance to the Covenant Restriction against the leasing of a property provided that the following standards are maintained:

- 1) Variances may only be granted on an individual basis for home owners hardships that in the opinion of the Board would also have negative impact on neighboring property values.
- 2) Variances must be requested in writing each year by the beginning of December. (December 1st of each year)
- 3) All requests must be received with a copy of the proposed/signed lease which documents the names of the tenants, the term of the lease, the requirement for tenants to abide by all neighborhood covenants and guidelines, and the exterior maintenance agreement of the tenants and /or homeowner.
- 4) All homeowners must either hire a professional property manager for the entire duration of the lease or provide a deposit equal to one half months rent to be held in escrow by the HOA for use against any possible maintenance or other Covenants violations which are not satisfactorily addressed during the lease period. The Escrow fees that are incurred by the HOA are to be paid by the homeowner.
- 5) Landlord and /or property management contact information will be supplied and shall include cell phone numbers, email addresses and physical address in case contact is needed to address an emergency problem
- 6) No “For Rent” signs will be allowed in the yard or windows.
- 7) All HOA assessments must be current at all times or this variance may be withdrawn.