

Pinewood Country Estates Home Owner's Association

"Working for a Great Community for Great Neighbors"

Rules for Long Term Leases

Pinewood Country Estates is A Deed Restricted Community governed by Declarations of Easements, Covenants, Conditions and Restrictions (the Declarations) filed with the State of Florida.

According to Article V, Section 1 "All lots in the Subdivision shall be used solely for single-family residential purposes". An Amendment added short term rental, defined as 30 days or less, as the only other option. Long term rentals, leases for longer than 30 days, are categorized as single family dwellings.

The Pinewood Home Owners Association has developed the following rules for long term leases in the Subdivision.

- ✦ HOA rules and regulations must be a condition of all rental agreements. Owners must reference the the Declarations and Rules in their leases by noting the information on the web site, www.pinewoodcountryestates.com.
- ✦ Owners are held accountable for any renter infractions.
- ✦ Renters must communicate requests to the HOA through the owner.
- ✦ Owner must provide a copy of each rental agreement, including length of lease and names of occupants, as well as emergency contact information, to the HOA. Any information pertaining to the financial agreement between the owner and lessee may be blacked out. Copies of long term leases may be emailed to the HOA at pinewoodcountryestates@hotmail.com or mailed to the Community Manager (see web site).

Adopted by the Pinewood Country Estates Home Owners Association
January 12, 2016