

Fairway Park at Skyland Association Leasing Rules and Regulations

Preamble

Fairway Park is intended to be an owner-occupied community. Members of Fairway Park at Skyland Association (FPSA) may lease their homes for some portion of the year. The FPSA governing documents allow such leasing and acknowledge the Board's authorization to determine relevant rules and regulations.

Scope

Homeowners may allow use of their units by family and friends free of charge and are not subject to leasing rules and regulations. Such visitors are subject to requirements as defined in the FPSA governing documents including the FPSA Declaration and Rules and Regulations.

Rules and Regulations

- (1) Any compensation received by a homeowner for use of their unit by another party shall constitute a leasing of such unit.
- (2) Leasing of a unit must be for a single contract for a duration of at least 90 consecutive days. Units may not be subleased or used for short-term, transient occupancy.
- (3) The owner of a leased unit must maintain property and liability insurance on his or her unit. The owner shall be responsible for the payment of Association dues.
- (4) A local property manager must be identified by the homeowner prior to leasing. Contact information for the property manager must be included in the lease. The property manager will assume responsibility for the leased unit in the owner's absence or unavailability.
- (5) Any leasing of a unit requires a written lease between the homeowner and the lessee. A copy of the signed lease must be submitted to the Association's property manager and include contact information of the lessee. The copy must be received prior to occupancy.
- (6) The lessee must obey rules and regulations as defined in the Association's governing documents, including the *Association's Declaration and Rules and Regulations*. The lessee must receive a copy of this document and acknowledge access to the *Association's Declaration and Rules and Regulations*.
- (7) All vehicles of a lessee must be parked within the unit's garage or on the unit's driveway. Overnight parking of lessee and lessee's guest vehicles in the Association's guest parking areas is not permitted.

- (8) Homeowners who lease their unit and who do not comply with these leasing rules, or whose lessee violates the Association Rules and Regulations will be fined \$200 per day until compliance has been met. Such fines shall be imposed and collected according to the policies of the Association and according to Colorado State Law.
- (9) The lessee may not conduct any activities that unreasonably interfere with or cause unreasonable disruption to another unit's occupants. Such activities include, but are not limited to, excessive noise, lack of control of a pet and improper garbage can management.