

## RENTING OR LEASING

1. All homeowners are required to inform their tenant(s) that they SHALL be subject to the enforcement of the Association's CC&R's and Rules and Regulations. Failure of the tenant to comply with the Rules and Regulations will result in fines assessed to the owner of the unit. Furthermore, it is not the Board of Directors, nor the management company's responsibility to ensure that the new tenants(s) receive a copy of the Association's Rules and Regulations. The owner of the unit must provide his/her tenant with a CURRENT copy of the Redwoods Rules and Regulations.
2. Renting or leasing of any owners' unit for transient or hotel purposes (which is defined to be for a period of less than thirty (30) days) IS PROHIBITED. No owner may lease less than the entire unit. No Airbnb or similar short-term vacation rentals is allowed in the Redwoods. All leases must be in writing and must state that they are subject to the provisions of the Associations CC&R's and other governing documents, and that a lessee's failure to comply with the terms of such documents shall be a default under the lease. (CC&R's Article IV, Section 13)
3. The Board requires that each homeowner submit to the On-Site Manager, a completed "Emergency Information Form" in case an emergency should occur. This form is due to the On-Site Manager and must be kept current. (Form is provided in the back of this hand book or can be obtain from the On-Site Manager)
4. Homeowners are responsible for all fines assessed to them as a result of any violation of the CC&R's, By-Laws or Rules and Regulations by their tenants and/or guests.
5. Homeowners are required to attend all hearings associated with a fine. Property management may represent if the owner cannot attend.