



Homeowners Association, Inc.

Dear Renter:_____

Date_____

Welcome to the St. James Golf Club Community. I am sure you will enjoy living in our beautiful community. Before you move in to your rental in our Community We would like to tell you some important things that will make your stay here more enjoyable and help avoid problems.

- 1) As you know St. James Association IS NOT a rental property; it is a community association. Your neighbors own their units and are part of the association. The association is a not-for-profit corporation that operates according to its governing documents. These documents set forth the standards and rules and regulations by which EVERYONE in the community abides by. The owners act through its elected board of directors. That is one of the things that make it different from a rental property. The members, and the renters living in the community, rely on these documents to maintain the value and appearance of the community. For example, if a resident, whether it is an owner or renter puts an unsightly sign in the window that could end up decreasing the property value. Please keep in mind that there is a valid reason for the association rules and regulations.
(Copy of rules and regulations enclosed).
- 2) As a member of the association I am legally bound to follow all the rules and regulations of the association. As a tenant your lease obligates you to do the same.
- 3) If you violate any of the association’s rules, that is also a violation of your lease.
- 4) If you violate any of the rules the association has the right to fine me as the owner. If that happens, not only will it be a default under the terms of the lease, you will also have to reimburse the owner for the amount of the fine. If necessary, the fine can be deducted from your security deposit.
- 5) Finally, if you violate any of the rules, even if the owner decides not to do anything, the association has the right to force you to comply or evict you for having violated the rules and regulations.

We want to make sure you understand how important it is for you to follow the association’s rules. St. James Community is a great place to live and, as long as you abide by the associations rules and regulations it will remain a community to be proud of.

Yours truly,

St. James Golf Club Community Association

Signature

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