

Oceanview Estates Owners Association Inc.

Long Term Leases Owner Responsibilities

The Declaration of Covenants and By Laws establish rules for the use of property in the Ocean View subdivision. Article VI section 5 states the limits and restrictions for the leasing of lots. It further states that the lessee shall be bound by the provision of this Declaration and any non-compliance by the lessee shall be the responsibility of the owner.

In order for the Board of Directors to ensure compliance with Article VI, the following procedures are in effect:

1. The owner shall provide the lessee with a written copy of Declaration of Covenants Article VI and Article VII (Attached copy) so that they will understand and acknowledge their responsibility while residing in the Ocean View subdivision.
2. The owner shall provide a copy of the executed lease (minimum 6-month term) to the Board. The lease will contain a statement signed or initialed by the lessee as follows: "The lessee acknowledges receipt of and agrees to compliance with Articles VI and VII of the neighborhood association." Additionally, the owner shall provide a list of all occupants covered by the lease to include full name and age. These documents shall be received by the Board within 14 days of the lease signing. The owner may redact the rent amount from the lease copy given to the association.
3. A copy of the current Board of Directors listing will be provided to lessees annually for their use in contacting the Board with questions or other issues; however, this does not imply any responsibility on the part of the association as a party to the lease.
4. The owner shall notify the President of the Board of Directors when a property will be vacant and when it will again be occupied by lessees. When not leased the owner must maintain the vacant property.