

**Cherokee Hills Home Owners Association**  
**Homeowners Rental Amendment**  
**May 2023**

**Purpose of Policy**

The purpose of the Cherokee Hills HOA rental policy is to ensure the property values and stability of the community is maintained and to clearly communicate with members the rules and regulations when renting his/her home.

The following rental amendment shall be as follows:

1. The homeowner must have owned his/her home and occupied the home full-time for a minimum of 2 years before renting his/her home. The exceptions are as follows to the minimum requirements:
  - a. When a homeowner is called to full-time active military duty status and the duty station is a minimum of 100 miles from the Cherokee Hills Subdivision.
  - b. In event of a homeowner's death, the beneficiary of the homeowner may rent the home for a maximum of 2 years.
2. The maximum number of rental homes may not exceed 10% of the total number of homes in Cherokee Hills. The Board of Directors shall maintain a list of rentals requested and approve rental request on a first-come first-serve basis.
3. Homes must be rented in entirety; no fraction or portions may be rented. **Fraction of a home may include but not limited to individual rooms, basement apartments, and garage apartments.**
4. A home shall not be rented for less than 6 months. A lease agreement must be signed by the homeowner and tenant and the leasing agreement must be filed with the Board of Directors. The member must complete a Cherokee Hills HOA Rental Amendment Form when submitting the lease to the Board of Directors. The tenant will receive HOA's governing documents by the Board of Directors.
5. A tenant may not sublease the rental home under any circumstances.

6. The homeowner is responsible for any violations of the Cherokee Hills HOA Covenants and Rules and Regulations by the tenant. Enforcement action against the home owner shall include fines and other steps as outlined in the community's governing documents.
7. Tenants are not allowed to attend HOA meetings or vote on matters of the HOA or serve as proxies for the homeowner.
8. All communications by the Board of Directors shall be between the homeowner and not the tenant.