



## Neighborhood Rental Policy

- “Short term rentals” (eg. AirBNB, VRBO, etc.) are not permitted.
- The minimum required lease is 6 months.
- Clauses in leases that allow it to be terminated by either party earlier than 6 months are not permitted.
- Rentals require signed copy of lease to be supplied to [maplewoodisle@gmail.com](mailto:maplewoodisle@gmail.com) for review
- Lease must be approved by HOA Board of Directors.
- Once approved renters must register with [https://www.maplewood-isle.com/?page\\_id=664](https://www.maplewood-isle.com/?page_id=664) and setup “Resident Info” which will be supplied to the Gatehouses on the start date of the rental.

Once a 6 month lease or longer is submitted and the board finds no issue with it we will treat the tenant like any other resident, with respect to security/gate procedures.

The owner will still be responsible for the HOA dues, property upkeep, rule violations, etc. even if they are caused by renter. The owner may agree with the tenant that some of these things (like landscaping, etc.) are done by the tenant but this is between owner and tenant , and violations still go to the owner who needs to take action with the tenant. If the owner becomes delinquent in HOA dues, our policy is to restrict gate privileges to all residents in the home. This is a ‘no call’ policy where the gatehouse is prohibited from talking with the residence and a resident must escort all guests (including food delivery, etc.) personally.

The lease can be written so that renter pays the HOA Dues, but if they aren't paid then owner is responsible. All legal action that might be undertaken by the HOA for non-payment of dues, fines for rule violations, etc. will be taken exclusively against owner.

We need a mailing address for the owners, and contact info (phones and emails) for both owners and tenants.

The main emphasis is stability. We don't want a revolving door at the gatehouse, nor do we want residents who will 'abuse' the property and then leave a mess behind.

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