

# *The Moreno Valley Ranch Community Association*

## **RENTAL RESTRICTIONS RULES AND REGULATIONS**

The Moreno Valley Ranch Community Association ("Association") is a rental restricted association. Pursuant to the authority provided under Article XIII, Section 13.4, of the CC&Rs, the Association's Board of Directors adopts the following Rental Restriction Rules and Regulations. The following Rental Restriction Rules and Regulations are adopted to clarify and implement the Association's rental restrictions contained within Article XIII of the CC&Rs pursuant to the 10<sup>th</sup> Amendment to the CC&Rs. (All capitalized terms within these Rules, if not defined within these Rules, are the same as defined within the CC&Rs and its amendments.)

### **I. OWNER OCCUPIED LOTS**

- (1) Subject to California Civil Code Section 1360.2, any Lot which transfers title after September 28, 2010, ("Subject Lot") must comply with the Association's rental restrictions and these Rental Rules and Regulations.
- (2) Subject Lots may not be rented or leased until after the initial 12 month owner occupancy period and the Owner of the Subject Lot receive written consent from the Association reflecting satisfaction of the owner occupancy period.
- (3) In the event of any dispute over an Owner's eligibility to rent, the determination of the Association's Board shall be final and binding.

### **II. CONSENT TO RENT SUBJECT LOTS**

- (4) After the initial 12 month owner occupancy period, the following terms and conditions shall apply for renting of a Subject Lot:
  - (A) No Lot may be rented for a term of less than 12 months or a term of more than two years;
  - (B) There must be a written rental agreement between the Owner and tenant;
  - (C) The Owner must provide the Association with a copy of the written rental agreement, along with the Owner's off-site contact information.
  - (D) The entire Lot must be rented; no sub-letting is allowed;
  - (E) No more than one rental agreement may be signed for the same Lot and the same rental term.
  - (F) Each Owner's written rental agreement must specifically provide, among other things, that the occupants of the Subject Lot agree to be bound by all of the Association's

governing documents, including the CC&Rs and the rules and regulations that may be adopted by the Board of Directors from time to time. Further, each written agreement shall provide that any violation of the Association's governing documents constitutes a breach of the lease and that the remedy for such breach is termination of the lease and eviction of the lessee.

(G) The Owner of a Subject Lot must provide his or her tenants a copy of the CC&Rs, as amended, and the Association's rules and regulations. Owners are responsible for ensuring that occupants of the Subject Lot have complete and current governing documents at all times. Owners are responsible for their tenants' compliance with the Association's governing documents

### **III. VIOLATIONS OF THE RENTAL RESTRICTIONS**

(6) Enforcement of the Association's Rental Restrictions will generally follow the process set for the below. However, certain circumstances, at the discretion of the Board, may require immediate action, including legal action, in order to seek a member's compliance with the Association's restrictions.

(A) A letter to the Owner regarding the rental restriction violations and invitation to attend a hearing before the Board or Enforcement Review Committee ("ERC") to discuss the violations and possible fines and disciplinary action.

(B) The Owner will be sent a letter of the results of the hearing and any fines and/or disciplinary action imposed and/or that the matter has been forwarded to the Association's attorney for enforcement.

(C) Possible fines and disciplinary action that may be taken for violations of the rental restriction and these Rules and Regulations include fines of \$1,000 – \$2,500 per month (up to 12 months) and restrictions on use of the Association's facilities. Fine and disciplinary action shall be determined at the discretion of the Board or appropriate enforcement committee.

(D) If the violations remain following imposition of fines and/or disciplinary action, the Board may request the owner meet and confer with a designated member of the Board of Directors in an attempt to resolve the dispute.

(E) At any point, the Board may refer the matter to the Association's legal counsel for legal enforcement.