



Renting or Leasing a Home

To preserve the residential character of our community, the Eagle Point Golf Community Homeowners Association's governing documents and rules have both guidelines and restrictions on renting or leasing a home in the community.

If you are planning on renting or leasing your home, our website has a form, "Rental & Leasing Tenant Information", which must be completed and sent to Fieldstone Management every time a new tenant occupies the property. This form must be updated annually for long-term tenants.

The form provides Fieldstone and the Board with the information needed to verify that the tenancy agreement conforms to the requirements of the governing documents and rules.

Some important points to remember:

- No partial renting or leasing of a home is permitted. In other words, an owner cannot reside in their home while also renting or leasing a portion of the home to a third party.
- A tenant may not sublet the home or any portion of the home to a third party.
- The lease, rental, or occupancy agreement must be for a minimum term of one (1) month.
- Homes are not to be rented as short-term vacation rentals or advertised as such.
- An owner must provide the tenant with copies of the EPGCHA governing documents and rules.
- There is a limit on the number of unrelated people who may reside in a home.
- The homeowner maintains all responsibility for the tenant's adherence to the governing documents and rules. Thus, the homeowner, not the renter, will be subject to fines if tenants violate any of the regulations contained in the governing documents and rules.

Homeowners thinking about renting or leasing their home should review the full EPGCHA governing documents that address this issue. If you have any questions or concerns about the governing documents, please contact Fieldstone to make sure you understand your obligations.