

## Responsibilities of Salt Creek Homeowners and Rental Contracts

An Owner may rent their property for an initial period of no less than five (5) months. The entire residence may be rented provided the occupancy is only by the tenant, his/her family and non-paying social guests. No rooms may be individually rented and the residence cannot be used for hotel (including Airbnb or VRBO type rentals) or transient purposes. Sub-leases are not allowed.

The five (5) month minimum rental period does not apply to situations directly associated with the sale of the residence or during the week of The PLAYERS Championship golf tournament. See amendment for specific guidelines.

**All leases must be in writing and the Owners must provide a copy of the fully executed lease to the May Property Management Company at least FIVE days prior to its execution. Included shall be the full name of tenant(s), contact phone number and email address.**

The Owner is responsible for providing copies of the Governing Documents, including (but not limited to) the Declaration of Covenants, Bylaws, Rules and Regulations, and Policies, when the lease is signed.

The lease shall include (and if does not, shall be deemed to include) the provisions that the tenant is subject to the provisions of the Governing Documents and that the Owner designates the Association as the Owner's agent for purposes of evicting any tenant upon reasonable notice of a major or repeated minor violations of the Governing Documents at Owner's expense, which shall be essential elements of the lease.

The Owner and tenant are responsible to pay to repair any damage to Common Areas resulting from acts or omissions of any tenant and they must pay any claim for injury or damage to property caused by the negligence of the tenant or his/her family or guests. The Association, acting as the Owner's agent, may evict any tenant upon reasonable notice of a major or repeated violation of the Governing Documents at the Owner's expense.

Failure to comply with Article X Use Restrictions Section 10.23 Leases defined in the Salt Creek Declaration of Covenants may result in the Owner's right to lease being suspended for up to twelve (12) months.

