

SECTION 9 – RENTAL/LEASE POLICIES AND PROCEDURES

9.1 Rentals/Leases – Any lease of a unit shall have a minimum term of 6 months. Any lease or rental agreement must provide that its terms shall be subject in all respects to the provisions of the Governing Documents and that any failure of a tenant to comply with the terms of the Governing Documents shall be in default under the lease or rental agreement. If any lease does not contain the above provisions, such provisions shall nevertheless be deemed part of the leases and binding upon the owner and the tenant by reason of their being stated in this document. All leases and rental agreements must be in writing and copies of such must be delivered to the Association before tenancy commences. Any owner found in violation of rental/lease rules will be subject to the following penalties: first violation – notification letter, second violation – letter to comply, third violation - \$75 fine.

9.1.1 Timesharing of units, as defined in RCW 64.36, is prohibited.

9.1.2 The Board may require any owner leasing/renting a unit to have prospective tenants screened (other than a relative) at the owner's cost by a Board approved screening agency and to furnish a screening report to the Board before entering into a lease/rental agreement.

9.1.3 If the Board determines that any tenant or guests of the tenant has violated any of the provisions of the Governing Documents, the Board may give notice to the tenant and owner to cease such violations and any penalties will be assessed. If such violations continue, the Board may direct the owner to evict the tenant. If the owner does not evict the tenant, after given Notice and Opportunity to be Heard, the Board may evict the tenant in good faith. The Association shall place a lien against the owner's unit for any and all expenses occurred by it in connection to the eviction, including attorney's fees.