

Bay Breeze Point HOA

August 20, 2012

RE: Tenant Information

Background: As Bay Breeze Point matures, some owners are relocated to other locations and have elected to rent/lease their properties while out of the area.

Discussion: These rental actions have created some issues that need addressal:

- Safety and security dictate rapid contact and/or notification to all current community members whether owners or tenants. In the past, attempts to contact rental property owners have not proved to be timely. And, once the rental property owners are contacted, the owners are responsible for passing time sensitive safety and/or security information to their tenants -- sometimes this process is delayed and creates issues for tenants and the community. Current and future community efforts will be greatly enhanced if rental property owners were to ensure the HOA community property manager is kept informed by providing the manager with current tenant names and basic contact information. Tenant information will be used solely for passing time sensitive safety and/or security information.
- Some new tenants are not aware that the property they are renting is located within a community with an approved HOA, nor are they aware of the HOA governing documents. Tenants' lack of information has created situations for the rental property owners and the HOA, situations that could be avoided if the tenants were properly informed of the HOA and provided copies of the HOA governing documents. Tenant lack of compliance with the HOA governing documents is a responsibility of the property owner.

BOD Guidance: Rental property owners within Bay Breeze Point:

1. Are requested to provide the HOA community property manager with the name(s) and contact information of all tenants occupying their respective properties. Information regarding tenant occupants will be used solely for passing time sensitive safety and/or security information.
2. Shall ensure tenant occupants have copies of or access to all HOA governing documents, especially a copy of the Declaration of Covenants, Restrictions, Reservations, and Easements of Bay Breeze Point and require their tenant occupants to comply with these HOA governing documents as the property owners will be held responsible for any/all HOA violations processed against their property.

Jim Casey

Jim Casey
President