

Suggestions for Long Term Rental Covenant Requirements

Submitted by the HHPCommunity Group

hhpcommunity.com

To the Board of Directors and the POA

November 8, 2018

This document has been prepared by Sam Heidt

In making this request on behalf of the group

Background

The HHPCommunity group has a membership of over 350 active HHP Plantation members and growing. We are dedicated to helping the Board and POA with the very important change to our HHP covenants to enforce Long Term Rentals only. The comments below have been seen by our members and most are in favor of the suggestions below. We are hopeful that the Board and POA Management will see the value in these suggestions and respond accordingly.

Sale and Lease Back of a property

A property owner, upon selling his house, may wish to rent the property for a period of time. The Board has indicated that they will decide on this issue. We have no problem with this type of lease, provided it terminates when the new owner ends the lease with the prior owner. This needs to be stated in writing as an agreed upon exception to the six month covenant change.

Early Cancellation of Leases

A question was raised at the last meeting about early cancellations of a lease. A lease could be issued for 6 months and then canceled after a short period of time. If this were allowed to happen several times it could negate the intent of the covenant change.

We propose that only 2 six month leases be allowed in a 12 month period. The property owner could appeal to the Board for an exception to this rule if necessary, on a case by case basis.

Leases must be filed with the POA

Enforcement of the new covenant is required for the success of this change. Leases must be filed with the POA to insure owners are complying with the covenants. If leases are not on file with the POA, a significant fine should be issued. Dave Homiak of our group contacted a number of Plantations to gather information about how they controlled and handled leases for their Plantations. Moss Creek requires an annual fee of \$1,000 just to allow residents to lease their property. Thus it seems reasonable to have a minimum fine of \$1,000 if a property owner does not file a timely lease. A suggestion for this filing date was 5 days before occupancy. But it needs to be a defined date.

Time Frame for Voting on the Covenant Change

We understand that the voting will begin when ballots are sent out for the Board of Directors and online voting will begin for both issues. Due to the high number of votes required for a covenant change, we need to have as much time as possible after the Board Vote is completed to contact those that did not vote on the covenant change. This will insure everyone has an opportunity to vote on this important issue.

The voting for the Board and the covenant change will start around February. Voting for the Board usually ends in March. What is the current thinking on how much more time we will have after March to contact those who did not vote?