



# SHADOWBROOK RIDGE RENTAL APPLICATION

Lot No:	Lot Address:	
Lot Owner Last Name	First Name	Phone No:
Application Date:	Mailing Address:	
Requested Starting Rental Date:	Additional Information:	

Shadowbrook Ridge is a predominantly owner occupied community. Some allowances have been made for a very limited number of rental homes. Please read the requirements below and check the following boxes indicating your acknowledgement of these rules and conditions.

**Please check all that apply:**

- I have read and understand Shadowbrook Ridge Declaration of Protective Covenants, Conditions and Restrictions (CC&R's).
- I agree to comply with the CC&R's, including its Bylaws, Amendments, Resolutions, and Community Rules. I agree to hold my tenant to those same requirements and will include written notice of tenant's obligation to comply with those requirements in the owner/tenant rental agreement.
- I have read, understand, and will comply with all of the rules regarding rentals found in Section 11 of the Community Rules for Shadowbrook Ridge and agree with its rules, regulations, fees, restrictions, fines and the criteria for rental approval.
- I agree to a fee of **\$500** upon receiving rental approval and a **\$500 annual renewal fee** on the approval anniversary date. The fee will be added to the lot's ledger account and is payable within 30 days. Failure to make the payment within 30 days could result in the revocation of rental approval. Additional details can be found in the community rules.
- I have performed the required landscaping maintenance and back and side yard improvements to the property and agree to maintain the property landscaping and home exterior to the standards outlined in the Community Rules & Covenants.
- I understand that rental approval of my lot in Shadowbrook Ridge can be revoked at any time should the Homeowner's Association find that the lot owner or tenant are not in compliance with the CC&R's.

Please identify any special circumstance for consideration of Rental Approval:

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**Lot Owners' HOA Account is in good standing as of the date of application:**     Yes     No



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Copy of the Owner/Tenant Lease Agreement is provided: (Copy attached):  Yes  No

**Hardship Exception** – Check the following box only if this is a request for hardship exception.

- I am requesting a one (1) year hardship rental exception. If my request is granted, the approved rental period begins sixty (60) days from the application approval date and will be valid for 12 months – a total of 14 months. Following the approved rental period, I understand that my home must be owner occupied or a new rental application must be filed.

The undersigned certifies that they are the legal Lot Owner of the property noted above, and in good faith hereby submits this application for Shadowbrook Ridge rental approval.

\_\_\_\_\_  
Lot Owner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

## Shadowbrook Ridge HOA Board Review:

This Application for Rental Approval is hereby:

Approved

Not Approved

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_  
Shadowbrook Ridge President

\_\_\_\_\_  
Shadowbrook Ridge Treasurer

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Shadowbrook Ridge Secretary